City of Chicopee

Office of the City Clerk

Keith W. Rattell
City Clerk

Jan Lee Nash
Assistant City Clerk

City Hall – 17 Springfield Street – Chicopee, Ma 01013
Tel: (413) 594-1466 Fax: (413) 594-1469
www.chicopeema.gov

TO: John L. Vieau
President, City Council

C: City Council

FROM: Keith W. Rattell
City Clerk

DATE: May 27, 2016

RE: City Council Minutes from the May 27, 2016 Special Meeting

Attached are the minutes of the roll call sheets from the May 27, 2016 City Council Meeting. Additionally, the Audio version of this meeting is on file in my office if any questions arise, or if you need to make a copy of this disc.

Roll Call at: 6:30 *Meeting Date:* 5/27/16

Adjourned at: 7:44 *Page of* 1 *of* 1

			2		2															
A. PASS B. REFER TO C. LAY ON THE TABLE D. TAKE FROM COMMITTEE E. ADOPT F. GRANT G. DENY H. ADJOURN	Roll Call		Motion for a 5 minute recess P.H.V.		Motion to return to session P.H.V.		ADJ. 7:44													
COUNCILOR	YES	NO	YES	NO	YES	NO	YES	NO	YES	NO	YES	NO	YES	NO	YES	NO	YES	NO	YES	NO
1. Vieau, John L., Pres.	X																			
2. Laflamme, Frank N.	X																			
3. Roy, Gerard (Jerry) A.		X																		
4. Tillotson, James K.	X																			
5. Zygarowski, Robert J.	X																			
6. Lamontagne, Adam D.	X																			
7. Brooks, Shane D. ARRIVED AT	6:31	X																		
8. Zaskey, William M.	X																			
9. Krampits, Fred T.	X																			
10. McLellan, Timothy S.		X																		
11. Courchesne, William C.	X																			
12. Labrie, Gary R.	X																			
13. Walczak, Stan	X																			
	10	3																		

Richard J. Kos
Mayor

CITY OF CHICOPEE

May 17, 2016

The City Council
Chicopee City Hall
274 Front Street
Chicopee, MA 01013

To the City Council:

Pursuant to Section 13 of the Chicopee City Charter, I have called a special meeting of the City Council to meet on Thursday, May 26, 2016 at 6:30 p.m. in the City Council Chambers, 274 Front Street to discuss the following:

1. School Budget
2. City Hall Structural Report

Thank you for your time and consideration concerning this matter.

Sincerely,

Richard J. Kos
Mayor

City Hall • Market Square • 17 Springfield Street • Chicopee, Massachusetts 01013
Tel. (413) 594-1500 • Fax (413) 594-1504 • E-Mail mayorkos@chicopeema.gov

Notice of Meeting

(to be filed in duplicate)

Notice is hereby given in accordance with Chapter 30A, Section 20 of the General Laws of a meeting of the:

City Council Special Meeting

Name of the board, Committee, Commission, Authority, Etc.)

The meeting will be held at:	6:30 p.m. on Thursday, May 26, 2016
The location of the meeting will be:	City Council Chambers
Full description of location:	274 Front Street
The purpose of the meeting:	To discuss the School Budget and the City Hall Structural Report

Signature

Mayor

Title

May 17, 2016

(to be completed by signing authority)

Date and Time Received by the City Clerk's Office (electronic stamp)	Date and Time Received by the City Clerk's Office (electronic stamp)
2016 MAY 23 A 9:39 CITY CLERK'S OFFICE CITY OF CHICOPEE	2016 MAY 23 A 9:39 CITY CLERK'S OFFICE CITY OF CHICOPEE

FY 2017 BUDGET POINTS

HOW DID WE GET HERE?

* *Loss of 128 Students - $1.5 Million*
* *Negative Inflation Factor if 1.5% - $1.5 Million*
* *Loss of 11% Free Lunch - $400k*
* *7.7% Increase in Health Ins. - $1.2 Million*

PRELIMINARY DEFICIT	$ 5,300,000
LESS: EST. FY16 ENDING BALANCE REVENUE	$ 500,000
TOTAL FY17 SHORTFALL	$ 4,800,000
ESTIMATED REVENUES	
FY16 CHOICE SURPLUS	$ 500,000
ADDITIONAL CHOICE STUDENTS	$ 400,000
ADDITIONAL PER PUPIL ($35)	$ 270,000
ESTIMATED CUTS	
RETIREES (HIRE LOW)	$ 550,000
MAINT. CUTS (PRIOR YEAR)	$ 350,000
TELECOM CUTS (PRIOR YEAR)	$ 100,000
SPED TUITION	$ 500,000
CONSULTANTS	$ 175,000
ATTRITION STAFFING	$ 255,000
SUPPLY CUTS	$ 200,000
SHORTFALL	$ 1,500,000
POSSIBLE ADDITIONAL CITY APPROPRIATION	$ 1,500,000

IMPACT OF NO ADDITIONAL CITY FUNDING

* 15 TEACHERS
* 3 ADMINISTRATORS
* 12 PARAS
* 2 CLERKS
* 3 CUSTODIANS

1

Chicopee Schools Budget FY 14 to FY 17

A History of Cuts - Limit Impact on Students

FY14 - Hire Low - $300K
FY14 - School Discretionary Accounts 15% - $445K

FY15 - Hire Low - $462K
FY15 - School Discretionary Accounts 20% - $800K
FY15 - Technology - $280K
FY15 - Eliminate Clerk, French, Reading, SPED Director - $350K
FY15 - Eliminate VP - $90K

FY16 - Hire Low - $400K
FY16 - Reduce Noon & Crossing - $100K
FY16 - School Based Supplies - $100K
FY16 - Power, Furniture, Tuition - $300K

LEA	district name	required net school spending	students	per pupil NSS	budgeted net school spending	per pupil budget	amt over or under required	budgeted as pct of required
5	AGAWAM	41,656,203	4,013	10,380	54,681,982	13,626	13,025,780	131.3
8	AMHERST	14,988,624	1,192	12,574	23,846,064	20,005	8,857,440	159.1
24	BELCHERTOWN	24,925,399	2,401	10,381	27,681,204	11,529	2,755,805	111.1
61	CHICOPEE	89,726,607	7,852	11,427	91,940,799	11,709	2,214,192	102.5
87	EAST LONGMEADOW	26,174,737	2,846	9,892	33,317,642	12,592	7,142,905	127.3
111	GRANBY	9,339,510	812	11,502	11,709,451	14,421	2,369,941	125.4
114	GREENFIELD	21,914,421	2,048	10,700	25,693,169	12,545	3,778,748	117.2
137	HOLYOKE	80,596,955	6,639	12,140	81,942,300	12,343	1,345,345	101.7
159	LONGMEADOW	26,238,460	2,811	9,334	37,956,781	13,503	11,718,321	144.7
161	LUDLOW	28,852,614	2,680	10,766	35,730,423	13,332	6,877,809	123.8
210	NORTHAMPTON	30,009,521	2,767	10,846	35,175,879	12,713	5,166,358	117.2
236	PITTSFIELD	68,905,112	6,192	11,128	79,291,843	12,806	10,386,731	115.1
278	SOUTH HADLEY	20,721,531	1,921	10,787	24,829,283	12,925	4,107,752	119.8
281	SPRINGFIELD	345,592,031	28,970	11,929	345,063,798	11,911	-528,233	99.8
325	WESTFIELD	60,926,711	5,574	10,931	67,502,762	12,110	6,576,051	110.8
332	WEST SPRINGFIELD	42,891,024	3,938	10,892	48,355,176	12,279	5,464,152	112.7
605	AMHERST PELHAM	21,014,243	1,532	13,717	28,397,213	18,536	7,382,970	135.1
680	HAMPDEN WILBRAHAM	32,400,836	3,142	10,312	39,678,498	12,628	7,277,662	122.5

** Chicopee Funding Over Foundation Represents Prior Year Funds
** Holyoke Funding Over Foundation Represents Receivership Funds

Salary Comparisons

City - Sr. Clerk Police - $36,963
City - Sr. Clerk Parks - $33,149
City - Sr Clerk Treasurers - $40,751
School - Sr Clerk Elementary - $35,262

DPW Laborer - $39,347
City Hall - Jr. Custodian - $38,650
Elementary Sch. Custodian - $40,135

	FY16	FY16 Total	FY17	FY17 Total	Delta Dollar	Delta Dollar	Delta Percent	Delta Percent
Administrative Services		$ 846,436		$ 840,082		-$ 6,354	-0.75%	
Pupil Support Services								
Coordinator School Resource Officers	$ 4,673		$ 7,341		$ 2,668		57.09%	
Resource Officers	$ 185,913	$ 190,586	$ 243,962	$ 251,303	$ 58,049	$ 60,717	31.22%	31.86%
Operations & Maintenance								
Telephone	$ 22,845		$ 23,116		$ 271		1.19%	
Central Maintenance Garage	$ 3,077		$ 3,405		$ 328		10.66%	
Parks	$ 104,495	$ 130,417	$ 118,804	$ 145,325	$ 14,309	$ 14,908	13.69%	11.43%
Employee Benefits								
Retirement	$ 4,950,873		$ 5,053,530		$ 102,657		2.07%	
Medicare Tax	$ 928,964		$ 1,001,445		$ 72,481		7.80%	
Workers Comp.	$ 436,014		$ 567,404		$ 131,390		30.13%	
Unemployment	$ 49,901		$ 215,212		$ 165,311		331.28%	
Medical Insurance	$ 8,291,086	$ 14,656,838	$ 8,961,966	$ 15,799,557	$ 670,880	$ 1,142,719	8.09%	7.80%
Non-Employee Insurance								
Property	$ 168,624		$ 175,009		$ 6,385		3.79%	
Auto	$ 18,045		$ 19,400		$ 1,355		7.51%	
Sports	$ 13,379	$ 200,048	$ 13,379	$ 207,788	$ -	$ 7,740	0.00%	3.87%
		$ 16,024,325		$ 17,244,055		$ 1,219,730	7.61%	

CHICOPEE CITY HALL

Historic Structure Report

May 26, 2016

Project Architectural Team

- Dietz & Company Architects
  - Gale Associates *(Structural & Envelope Engineer)*
  - RDK Engineers *(Mechanical & Telecommunications)*
  - Syska Hennessey Group *(Elevator & Lifts)*
  - Cardno ATC *(Hazardous Materials & Environmental)*
  - Sullivan Code Group *(Building Code Review)*
  - A.M. Fogarty & Associates *(Cost Estimates)*
  - Julie L. Sloan *(Stained Glass)*

HSR Components

- Task 1: Stained Glass Survey & Report
- Task 2: Existing Conditions Scanning & Drawing
- Task 3: Comprehensive Historic Structure Report
  - Historic Building Information
  - Systems Descriptions & Observations
  - Building Code Review
  - Elevator & Lift Review
  - Hazardous Materials & Indoor Air Quality Review
  - Summary of Recommendations-*(Phased)*
  - Cost Estimates

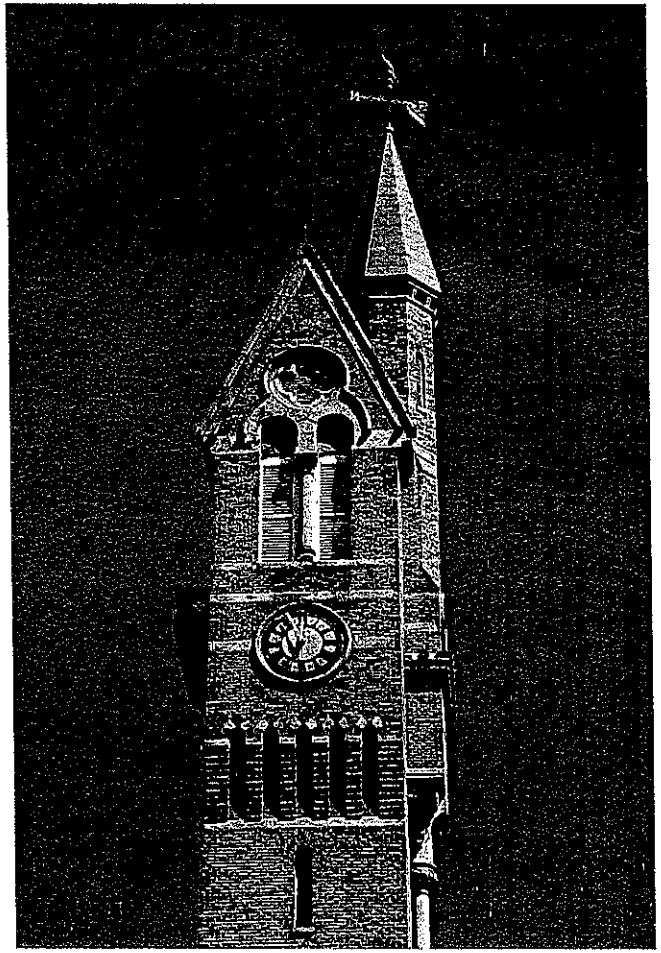
HSR Components

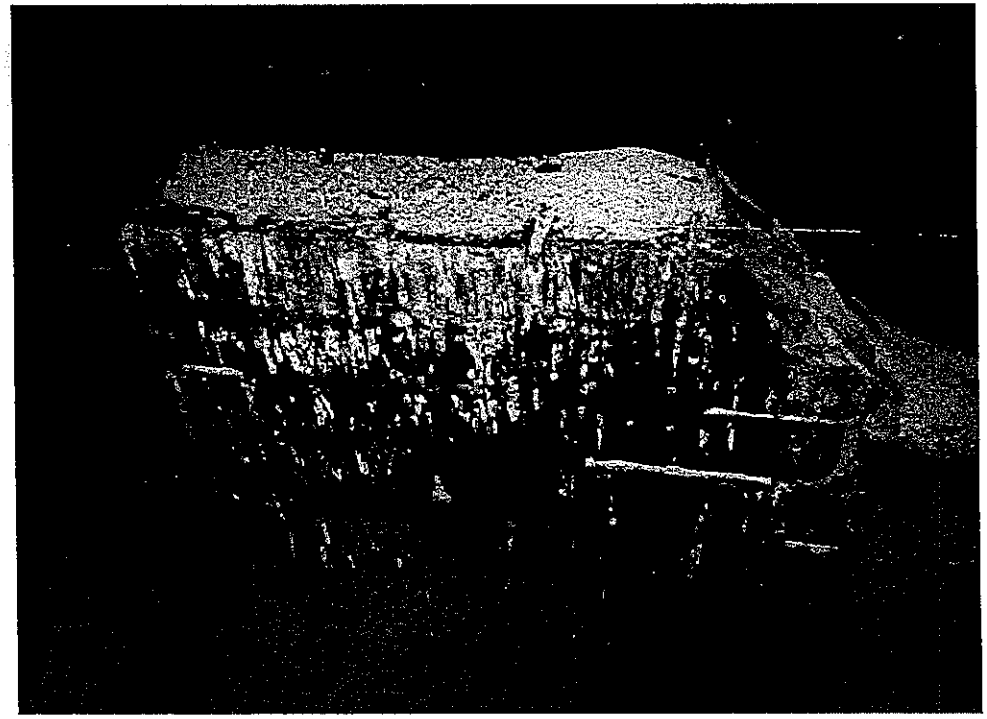
- Task 4: Emergency Stabilization *(Design)*
- Task 5: Emergency Stabilization *(Oversight)*
- Task 6: Annex Hazardous Materials Testing
- Task 7: Additional Engineering Services *(Rose Window)*

- Construction – Emergency Stabilization
  - *Kronenberger & Sons Restoration, Inc.*

Review of Photo Documentation

- Please see handout





RECOMMENDATIONS

- Recommended Phases
  - Auditorium, Main Building Exterior, Stained Glass Restoration & MAAB Compliance (est. $9,140,823)
  - Annex Exterior Work (est. $4,038,446)
  - Re-Programming (est. $30,000)
  - Interior Renovations (est. $8,868,473)
  - Site Work (est. $1,195,043)
  - Elevator Modernization (est. $398,348)
  - Maintenance *(not estimated pending decisions on the above)*

Next Steps

- Completion of Emergency Stabilization Tasks
- Review & confirm Phase I Scope
- Execute design amendment with Dietz & Company
- Advance design efforts
- Research & identify potential grant programs for construction

Section 1 Executive Summary

Dietz and Company Architects, Inc. is pleased to present this Historic Structure Report (HSR) and the results of the team's efforts to document the history and physical condition of Chicopee City Hall. The overall purpose of any Historic Structure Report is to guide future rehabilitation, restoration, and preservation work for the subject structure. The 'Historical Information' section documents the history of the building and its changes over time. The 'System Description and Observations' portion of the report summarizes the survey, analysis and recommendations for the building.

1.1 General Description

Chicopee City Hall is located at 17 Springfield Street in Chicopee, Massachusetts. The Main Building was built in 1870-1871 from local bricks, and is a 2-story building appended with a campanile 147 feet tall, making it a local landmark. The building faces Market Center. In 1927, the building was expanded by a connecting bridge to the 4-story Annex to the east. The building is comprised of two separate portions; for purposes of this report are called the Main Building and the Annex. The Main Building is two stories with a gable roof but is as tall as the four-story Annex with its flat roof. Both buildings are the same size today as when originally built. The building's last major renovation was in 1977.

The Main Building's address is 17 Springfield Street, but the building's primary entrance through the Annex (274 Front Street) and longest façade faces Front Street and the Chicopee River to the north. The Main Building has a granite base with stone and brick details and large stained glass windows with stone tracery. The front, or West elevation is a symmetrical gable end with a large rosette window that is seen on the inside from the second floor Auditorium. The roof and the top of the campanile are topped with slate that was installed during the last renovation. The Annex is of similar construction but its front faces Front Street to the north. There are no stained glass windows on the Annex. The Annex roof is a flat membrane roof. On both buildings, windows that were not stained glass were generally replaced with aluminum windows during the 1977 renovation.

The exterior of the entire building maintains much of its historic architectural character and significance. Features that contribute to the character include the tower, the stained glass windows, the stonework and masonry, and the stylistic features such as corbelling, and arches.

The interior of the building maintains much of its original layout, minus the 1977 renovations that reconfigured offices and worked mostly within the confines of the existing structure and structural system. Original plaster was removed, hidden, or covered with wallpaper, and original tin ceilings were removed or hidden at the same time. The renovation also altered some interior features of the Main Building that would have been considered as contributing to the character, such as changing interior doors from large arch tops to smaller flat-topped openings, and replacing or replicating trim or other features in ways that may not be typically done under current preservation methods or rehabilitation practices.

Generally, the remaining historic fabric has been maintained but is showing signs of age and wear that requires attention in the near future. Some of the fabric, such as the masonry, is in greater need that other items. On the interior, there are a variety of condition issues on both the historic and the 1977 fabric. Most of all, the Auditorium and the second floor of the Main Building that have not been in use are showing the most immediate need for attention.

1.2 Recommendations

Chicopee City Hall is a National Register Building, and therefore all work performed on City Hall

should comply with the National Park Service's Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties.

The recommendations of this report have been categorized into seven groups, which can be considered as separate projects as needed by the City within Section 7. This is done for the prime reason of making this report helpful to the City to be able to address items as funding becomes available, as opposed to providing a one-time lump sum recommendation and cost estimate that cannot be funded for an undetermined number of years. This also allows the City to prioritize the corrections to the deficiencies identified in this report. The categorizations are as follows: Auditorium, Main Building Exterior, and MAAB Compliance; Annex Exterior Work; Re-programming; Interior Renovations; Sitework; Elevator Modernization; and Maintenance.

At the time of this report and its recommendations, Siemens is working with the City to evaluate multiple City-owned buildings, including City Hall. They have their own list of energy-related recommendations or projects with cost estimates. Many of the recommendations from Siemens and this HSR overlap, and for purposes of this report we have identified the energy-related items within the seven categorized groups.

During the course of this report and estimating, it has been determined that the Massachusetts Architectural Access Board (MAAB) regulation regarding full compliance of a building will likely be triggered with any planned rehabilitation to this building. This regulation is informally referred to as the "30% rule" and is based upon the assessed value of the building. More information on code compliance can be found throughout this document and in Section 9.4.3.

1.3 Cost Estimate

The cost estimate in Section 9.3 has been separated by the seven categorized groups to align with the recommendations. With the exception of the Maintenance group, each group has an estimated cost. These estimates are dated to the publication of this report, and users of the estimate may need to accommodate for escalation over time.

It is noted that each estimate or proposed project may trigger additional code requirements, such as accessibility (MAAB) compliance. For purposes of this HSR, MAAB compliance has been included in the estimate for 7.1, as this may be the first project to move forward. Each estimate may also trigger certain procurement or procedural requirements for the City of Chicopee such as Filed-Sub Bidding or requirements for Owner's Project Manager (OPM) that are not included. Prevailing wages are included in the estimates.

The seven grouped recommendations were estimated as follows, in no particular order, and are keyed to this HSR Section number:

7.1 Auditorium, Main Building Exterior, and MAAB Compliance - $ 8,785,850 + 354,973 = 9,140,823

7.2 Annex Exterior Work - $ 4,038,446

7.3 Re-programming - $ 30,000

7.4 Interior Renovations - $ 8,868,473

7.5 Sitework - $ 1,195,043

7.6 Elevator Modernization - $ 398,348

7.7 Maintenance - Not Estimated

1.4 Summary

Dietz and Company Architects, Inc., Gale Associates, Inc., RDK Engineers, Syska Hennessey Group, Cardno ATC, Sullivan Code Group, A.M. Fogarty & Associates, Inc., and Julie L. Sloan, LLC are available to discuss the results of this report. We look forward to helping the City of Chicopee accomplish its goals with respect to its most notable landmark, Chicopee City Hall.

A.M. Fogarty
& Assoc., Inc.
175 Derby St., Suite 5, Hingham, MA 02043
TEL: (781) 749-7272 • FAX: (781) 740-2652
ptim@amfogarty.com
"Construction Cost Consultants"

Chicopee City Hall
Chicopee, MA

April 12, 2016

GRAND SUMMARY

7.1 - AUDITORIUM REHABILITATION WITH MAIN BUILDING EXTERIOR WORK		
REHABILITATION OF AUDITORIUM		1,721,590
OLD TOWN HALL EXTERIOR WORK		1,998,557
RESTORATION OF STAINED GLASS		450,000
PROTECTIVE STORM WINDOWS		241,000
SUBTOTAL		4,411,147
GENERAL CONDITIONS/REQUIREMENTS	10 %	441,115
SUBTOTAL		4,852,261
P&P BOND & INSURANCE	2.25 %	109,176
SUBTOTAL		4,961,437
PROFIT	3 %	148,843
SUBTOTAL		5,110,280
DESIGN CONTINGENCY	25 %	1,277,570
SUBTOTAL		6,387,851
ESCALATION (summer 2017)	4 %	255,514
SUBTOTAL		6,643,365
SOFT COSTS	15 %	996,505
SUBTOTAL		7,639,869
CONSTRUCTION CONTINGENCY	15 %	1,145,980
TOTAL 7.1		8,785,850

Section 9.4.1

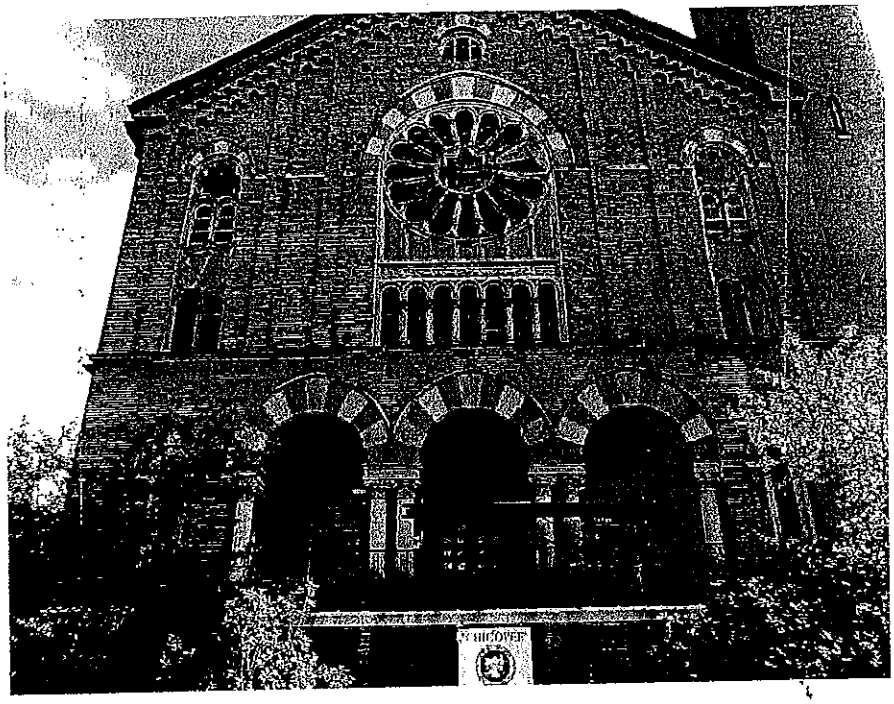
Photographic Documentation

by Gale Associates, Inc.

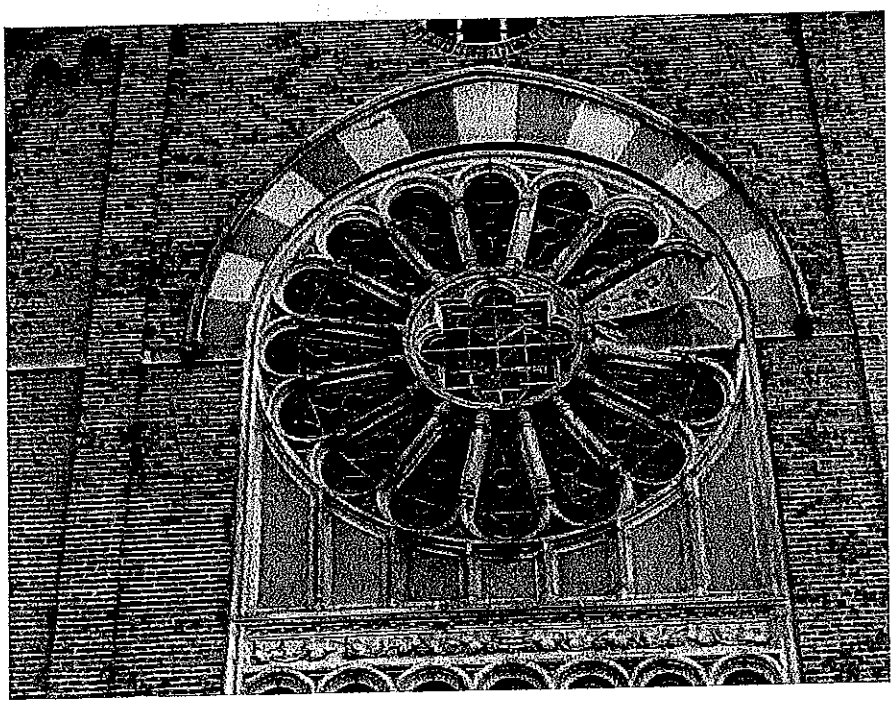
PHOTOGRAPHIC DOCUMENTATION
Chicopee City Hall Building
Gale JN 976330

GALE

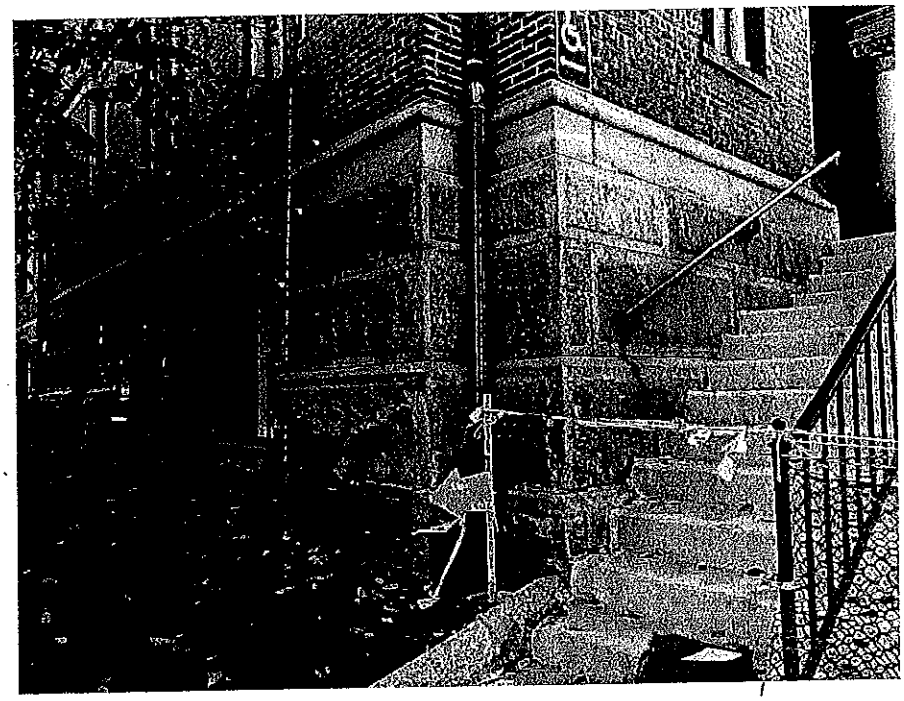
Old City Hall



S1. West Elevation – Main entry to old City Hall.

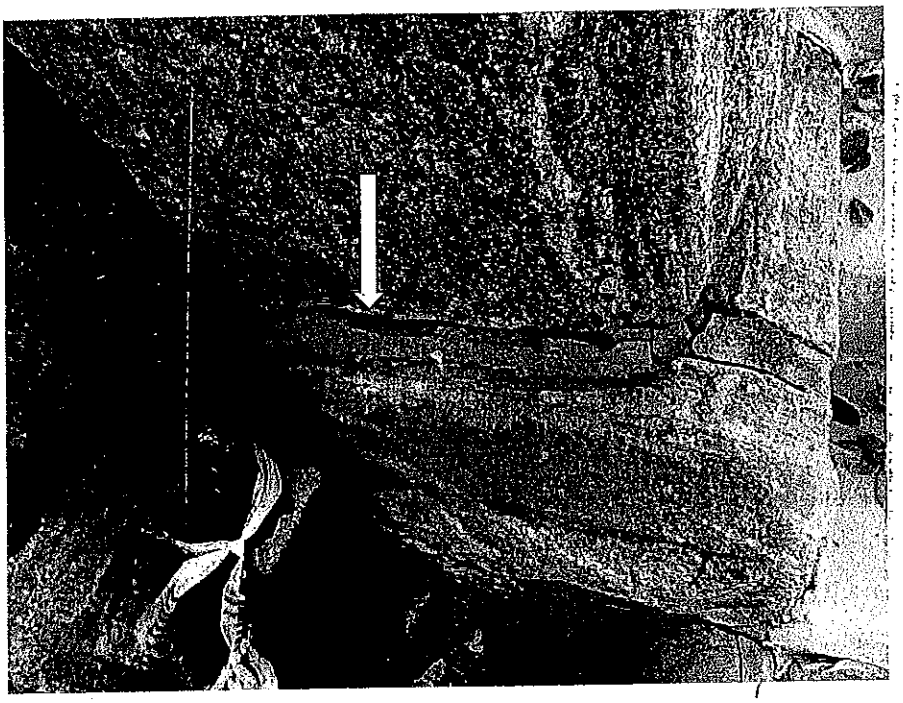


S2. Exterior of Rose Window.

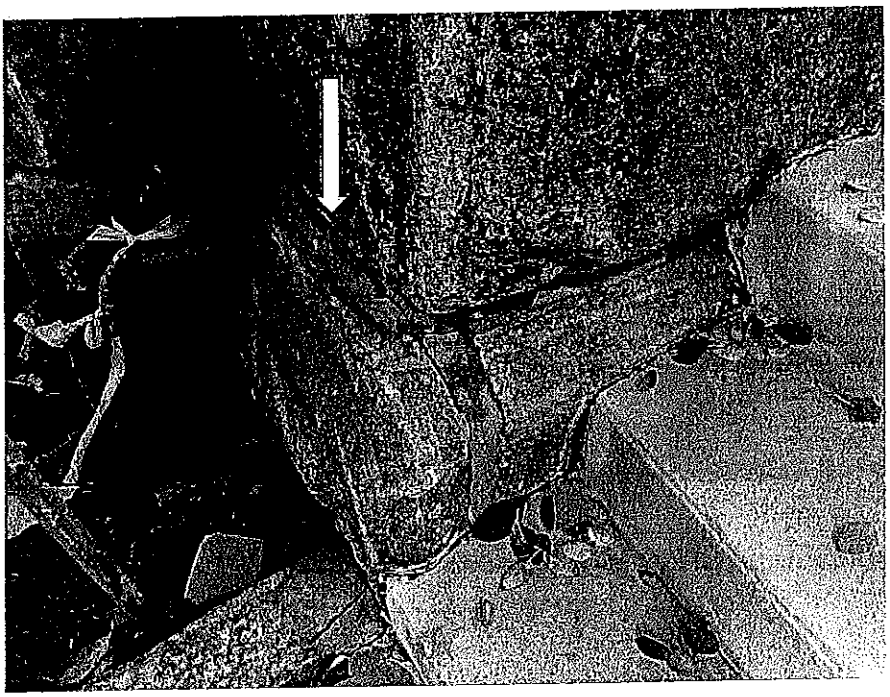


S3. Exterior northwest corner.

S4. Exterior Northwest Corner.

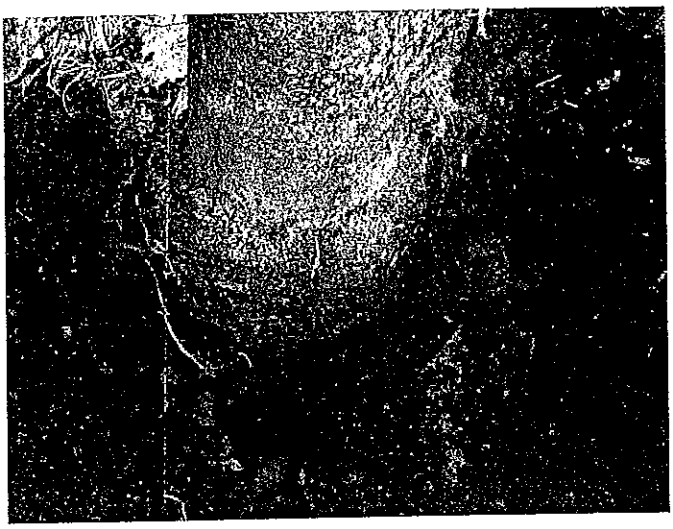


S5. Exterior northwest corner, granite veneer stone shifted ¾" outward from building.

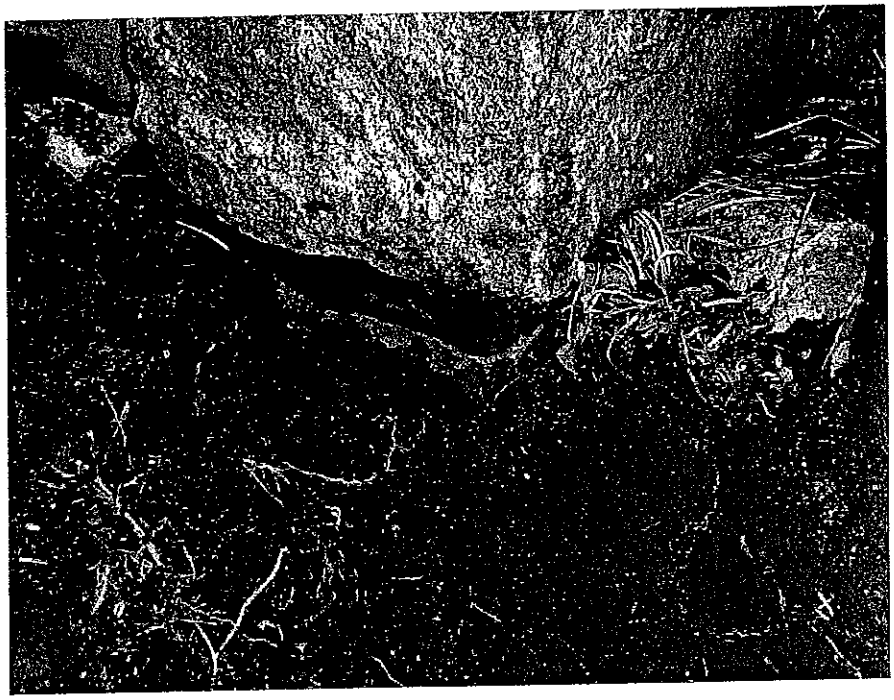


S6. Exterior northwest corner, granite veneer stone shifted ¾" outward from building.

a)



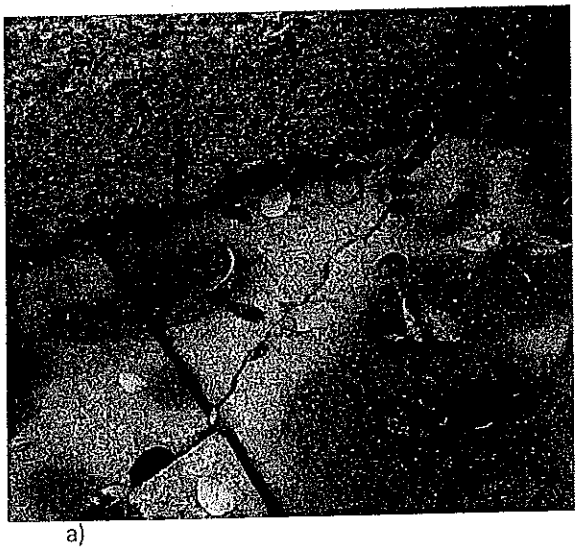
b)



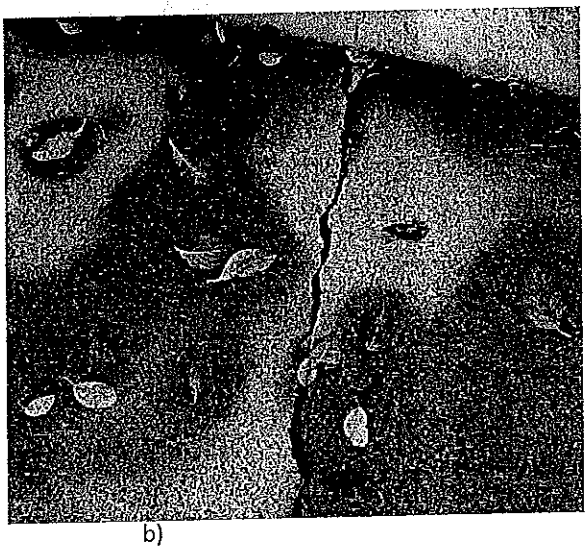
c)

S7. Test pits at northwest corner showing brick foundation.

S8. Northwest corner, rough granite curbs leaning away from landscaped area.

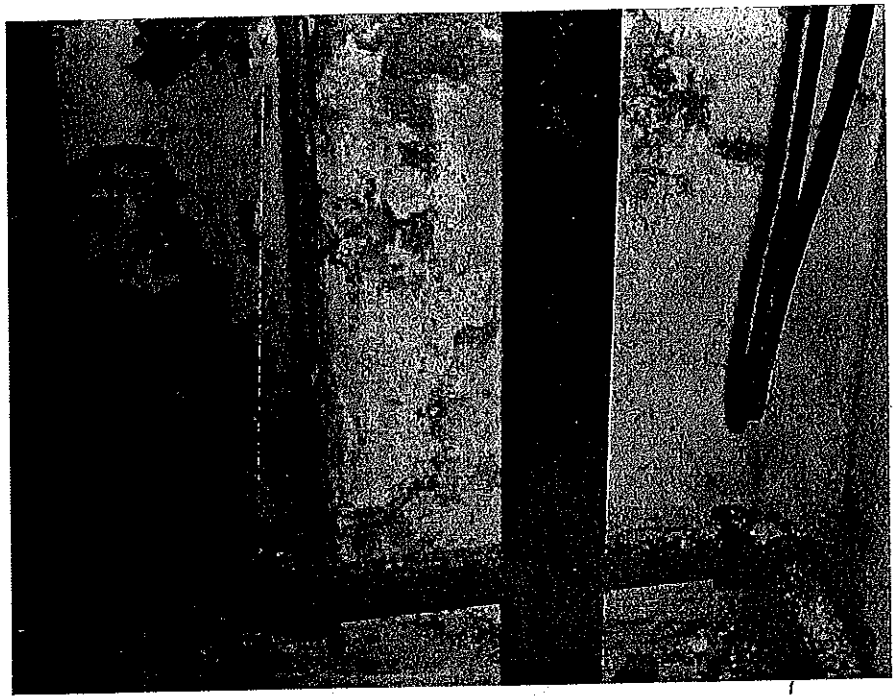


a)

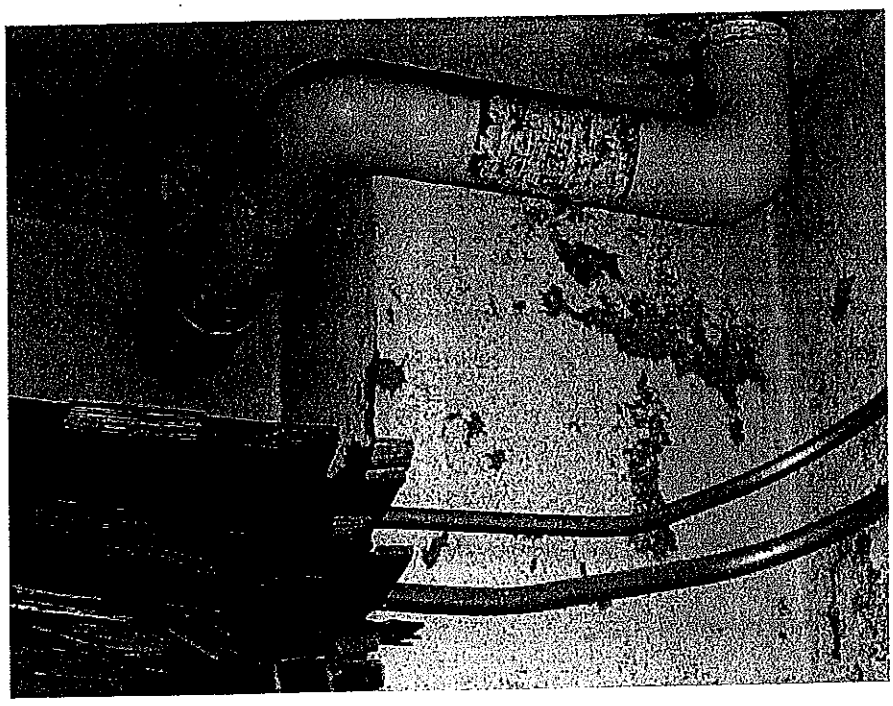


b)

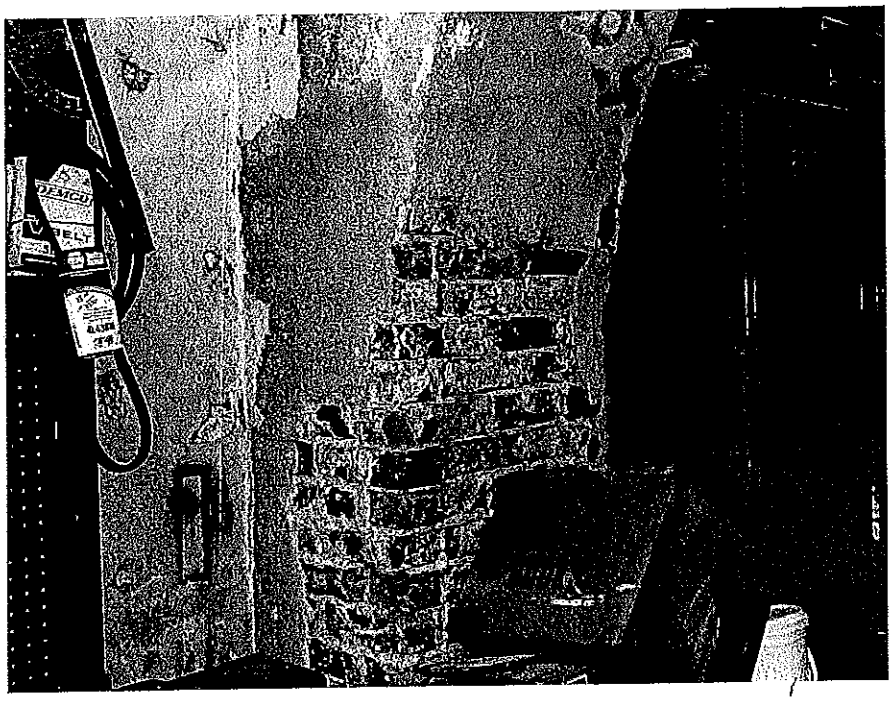
S9. Northwest corner sidewalk cracks.



S10. Interior northwest corner.

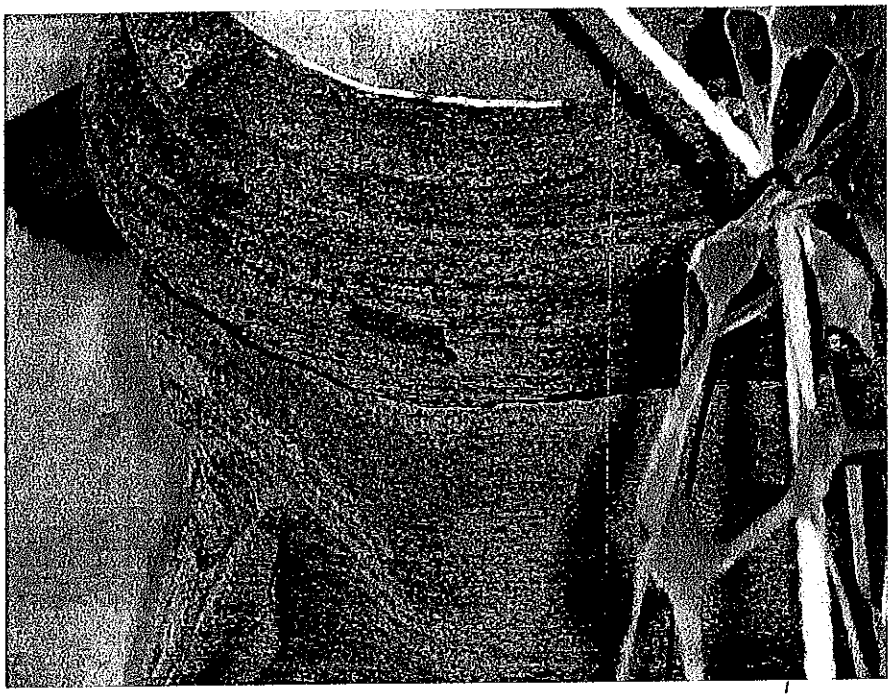


S11. Interior northwest corner.

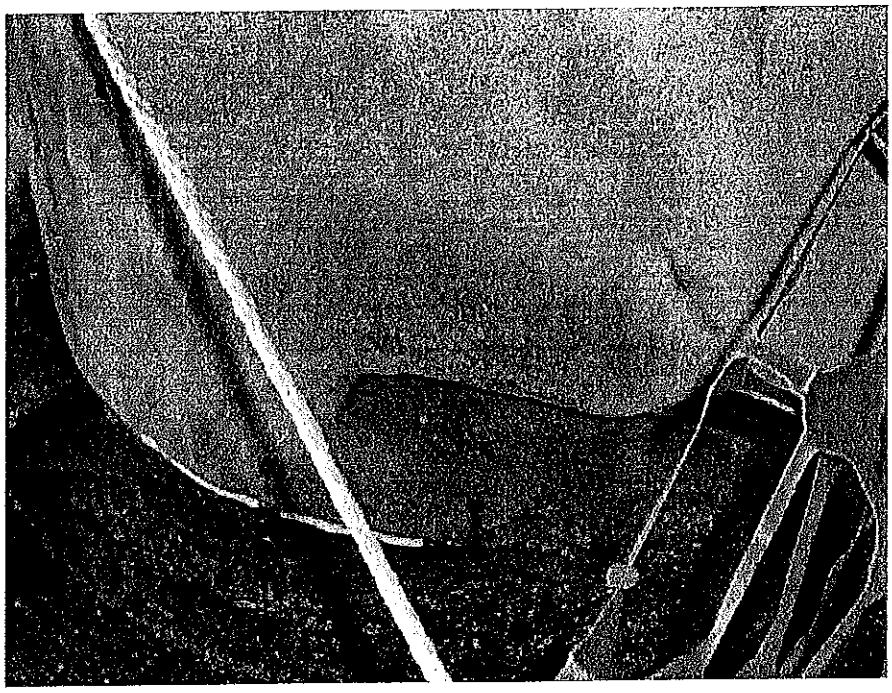


S12. Interior arch northwest corner, deteriorated brick arch.

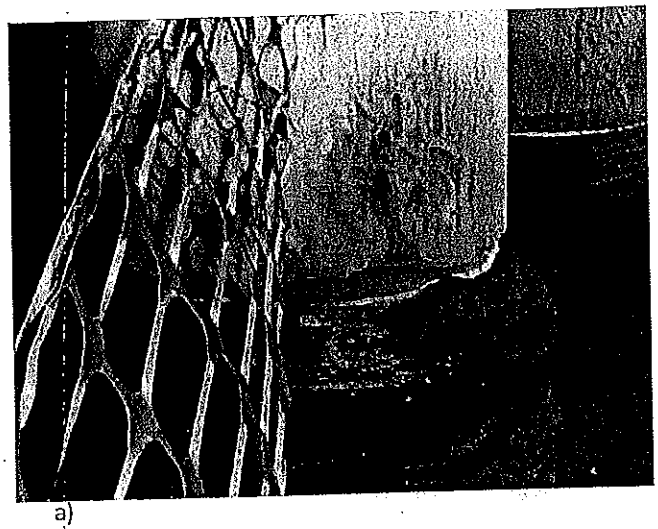
S13. Interior arch northwest corner, deteriorated brick arch.



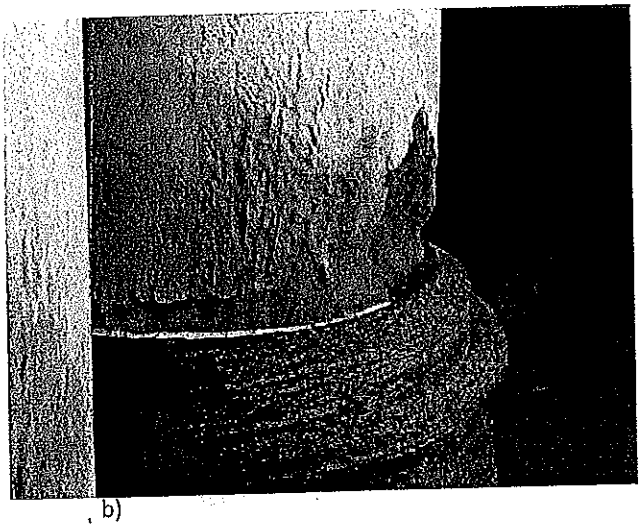
S14. West elevation s column base badly deteriorated.



S15. West elevation sandstone column base badly deteriorated.



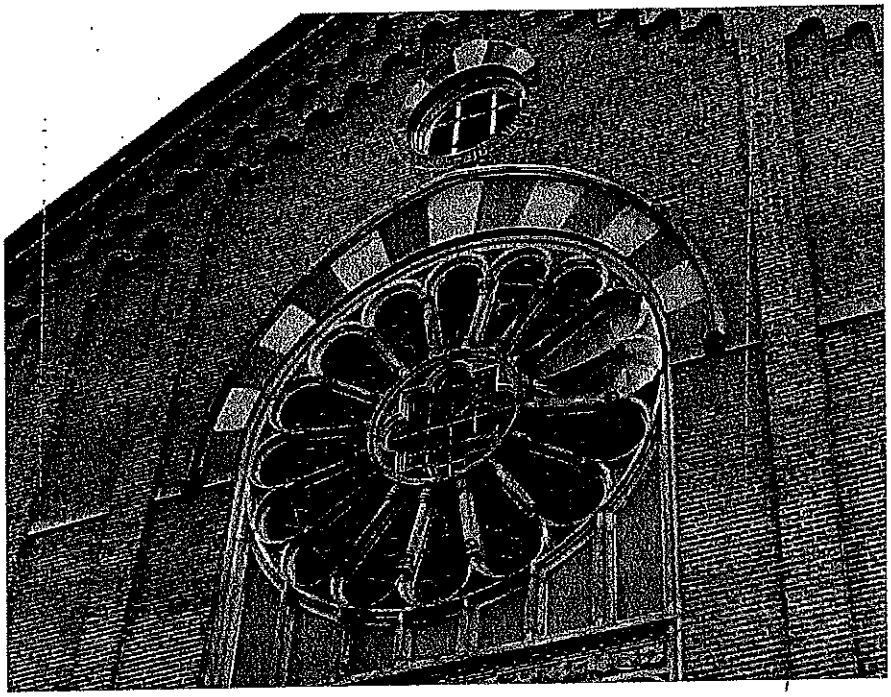
a)



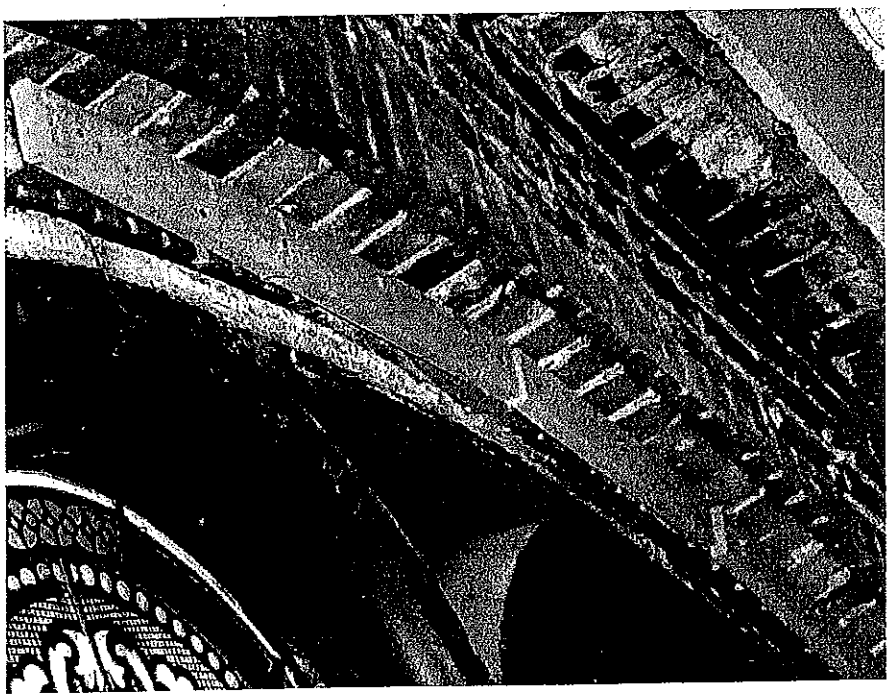
b)

c)

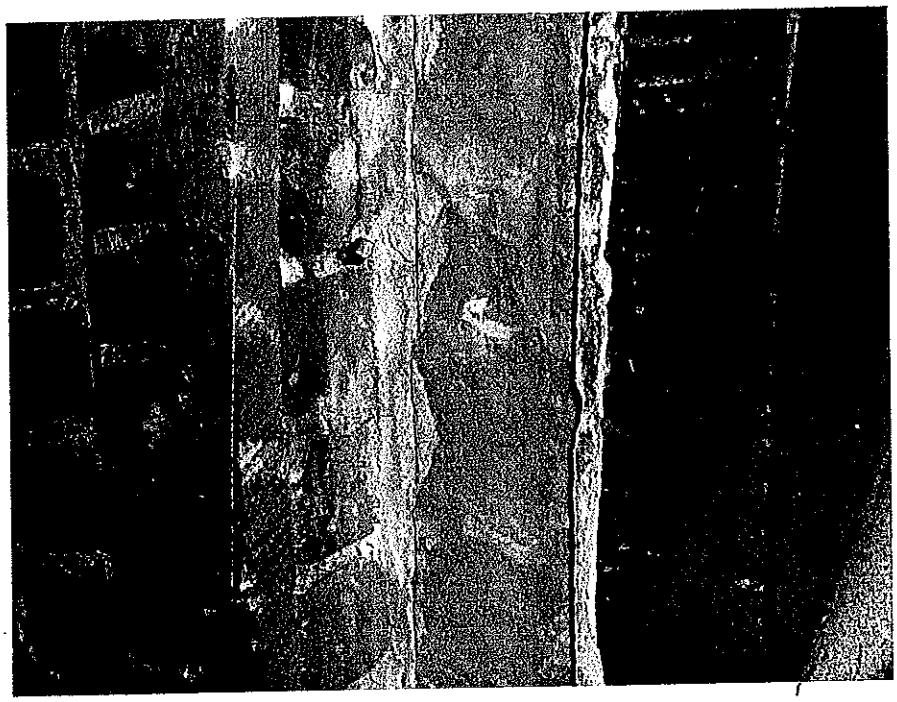
S16. West elevation, sandstone columns and brownstone bases badly deteriorated.



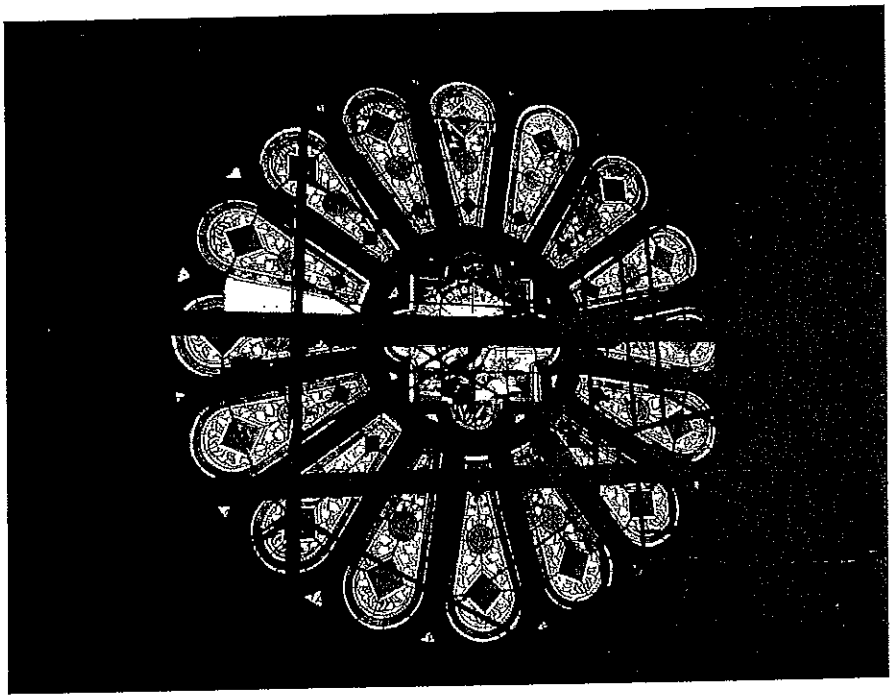
S17. West elevation, exterior stone arch over Rose Window.



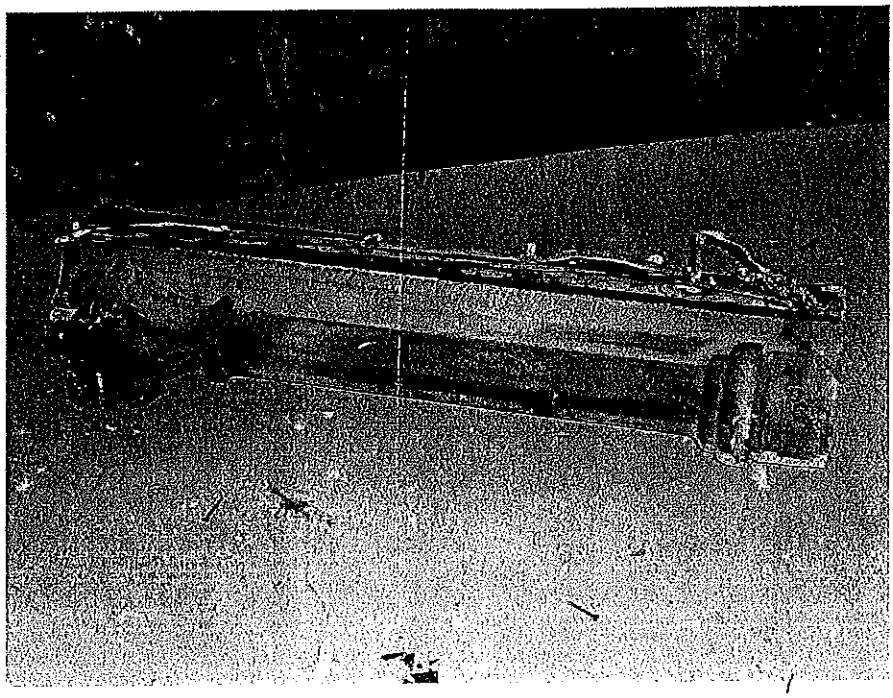
S18. Interior brick arches over Rose Window.



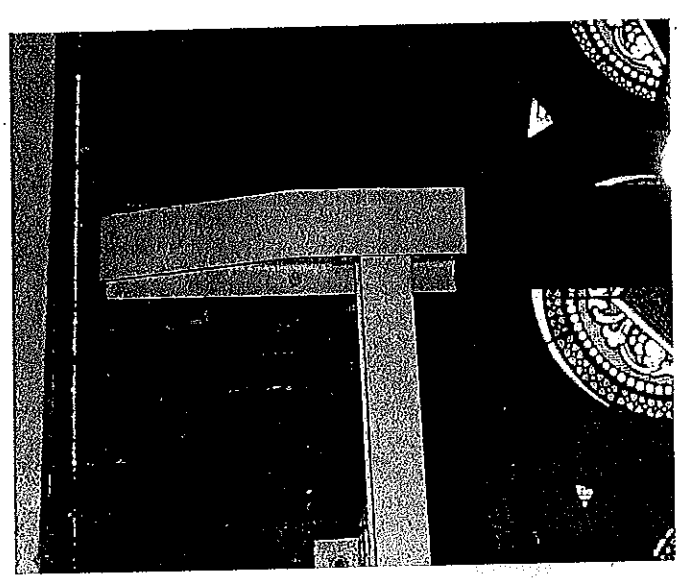
S19. Interior brick and stone interface with Rose Window frame.



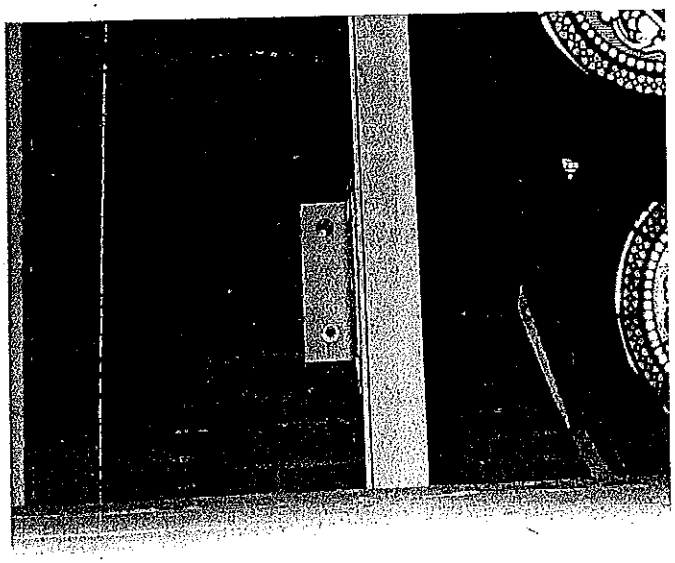
S20. Interior view of Rose Window.



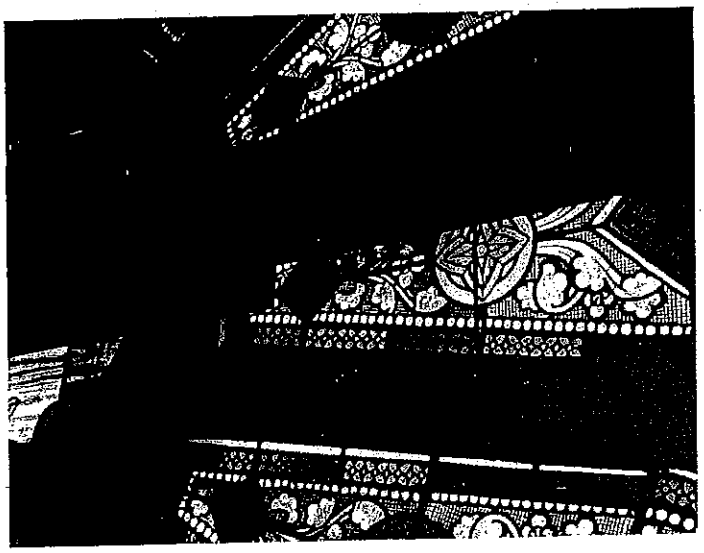
S21. Broken stone tracery from Rose Window.



a)



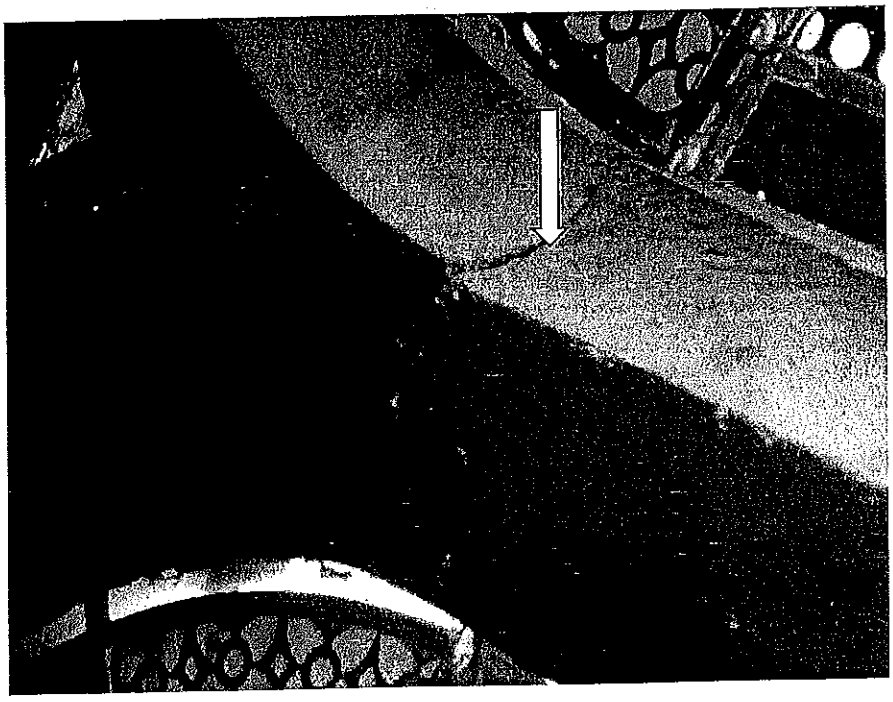
b)



c)

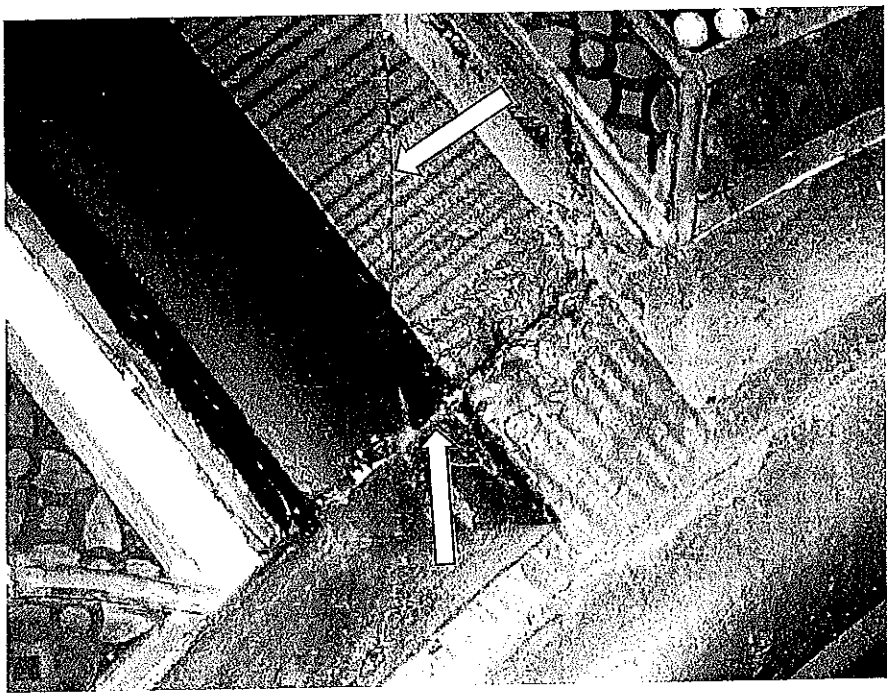
S22. Steel bracing for Rose Window interior.

S23. Interior lower stone panels at Rose Window

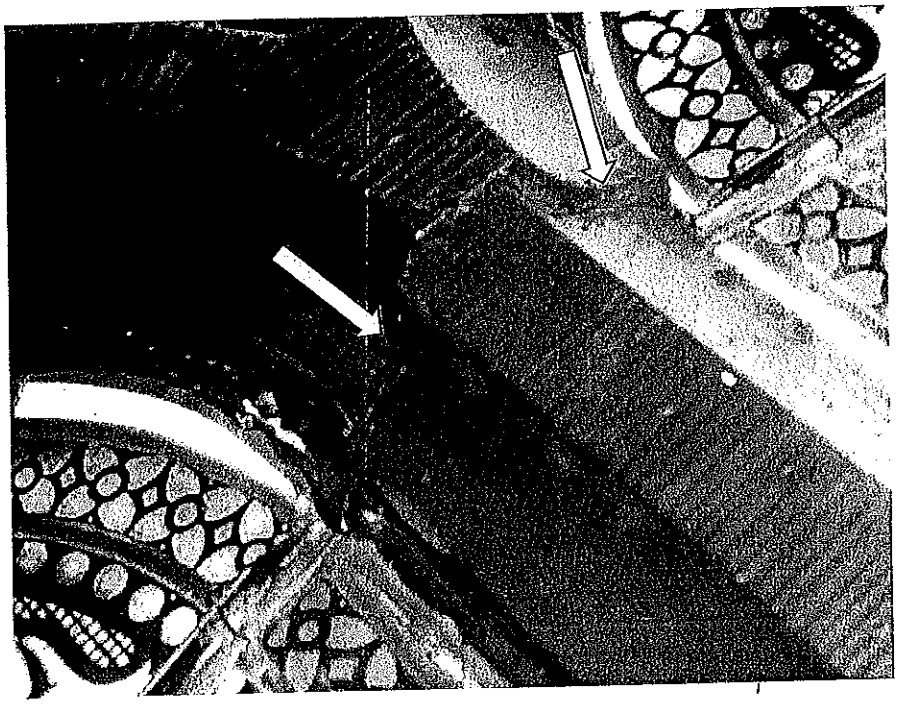


S24. Broken stone tracery at Rose Window.

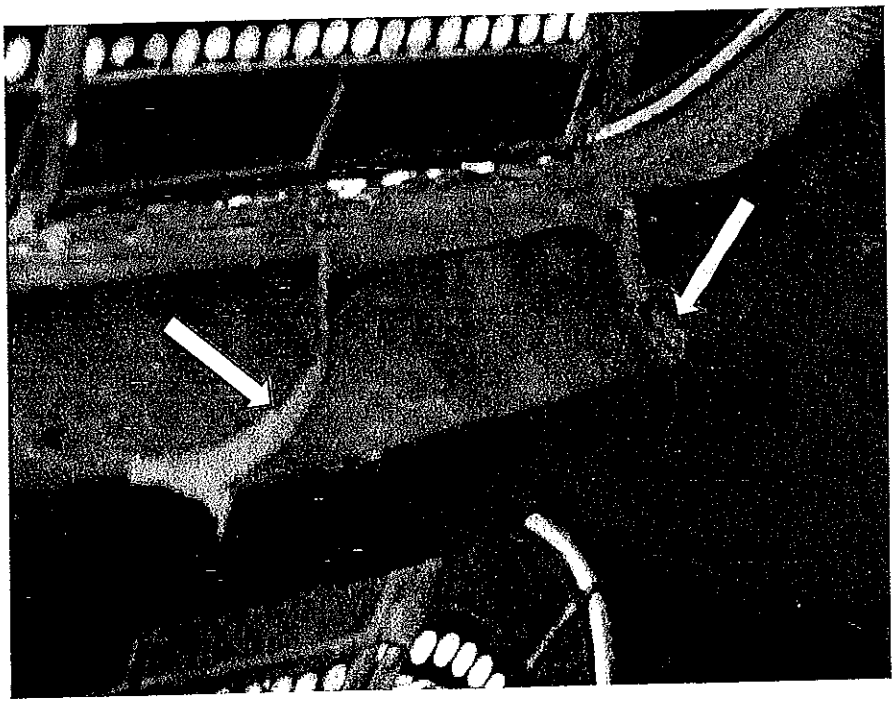
S25. Broken stone tracery at Rose Window.



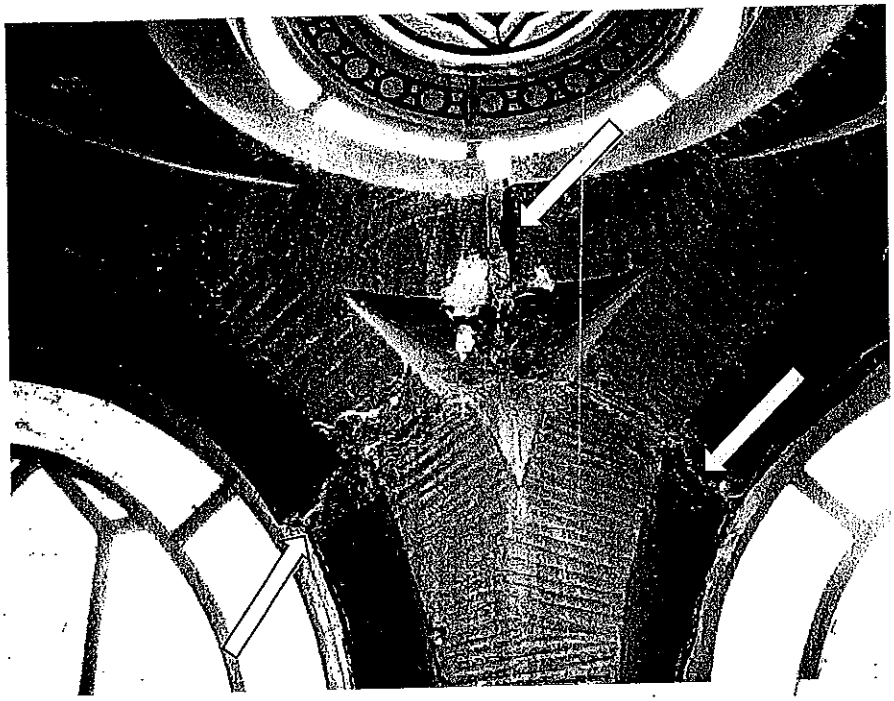
S26. Broken stone tracery at Rose Window.



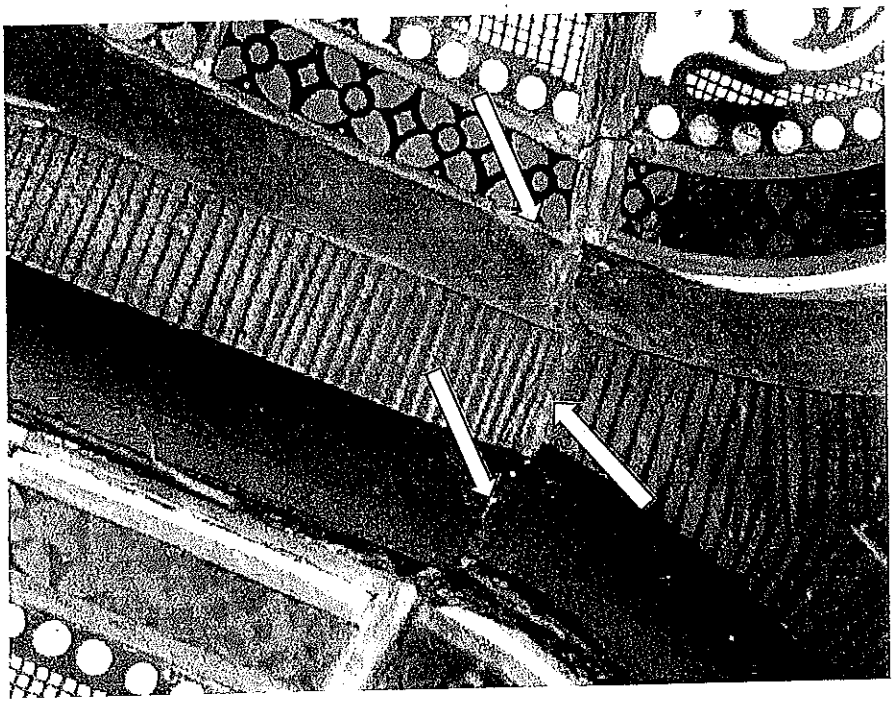
S27. Broken stone tracery at Rose Window.



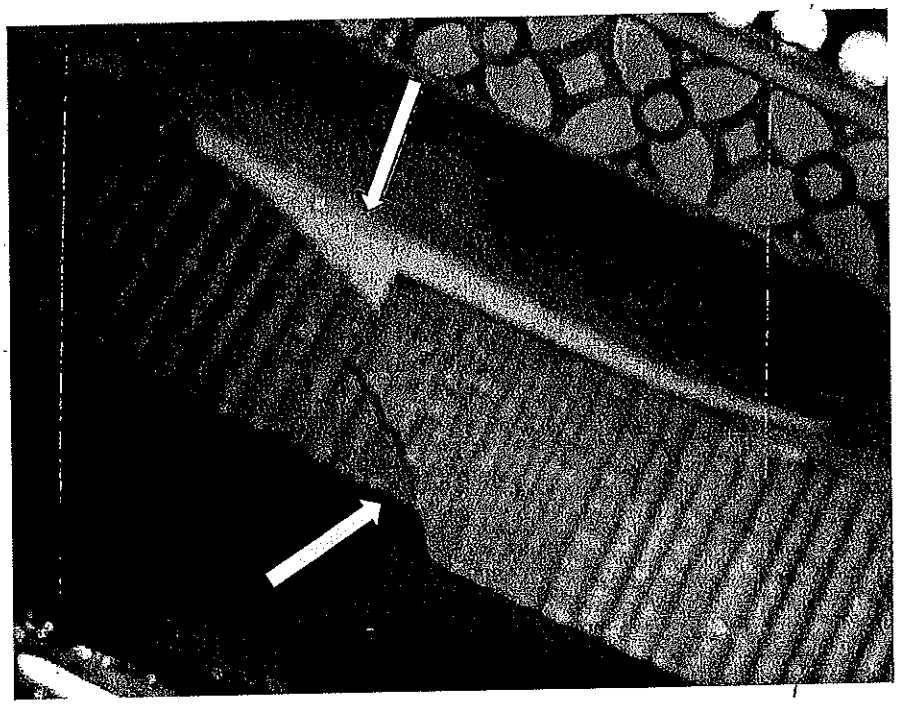
S28. Broken stone tracery at Rose Window.



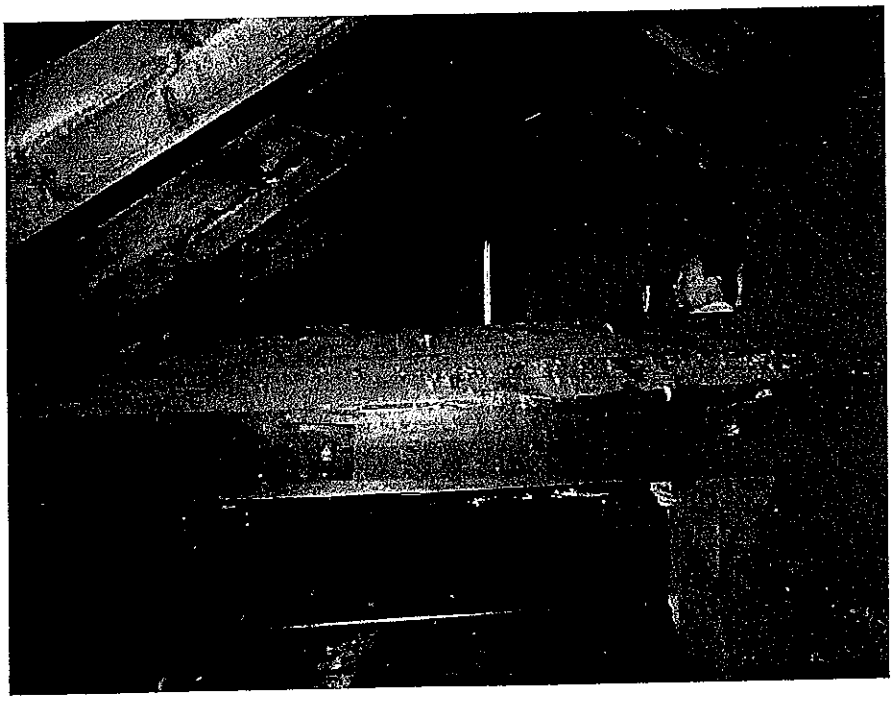
S29. Broken stone tracery at window to left of Rose Window.



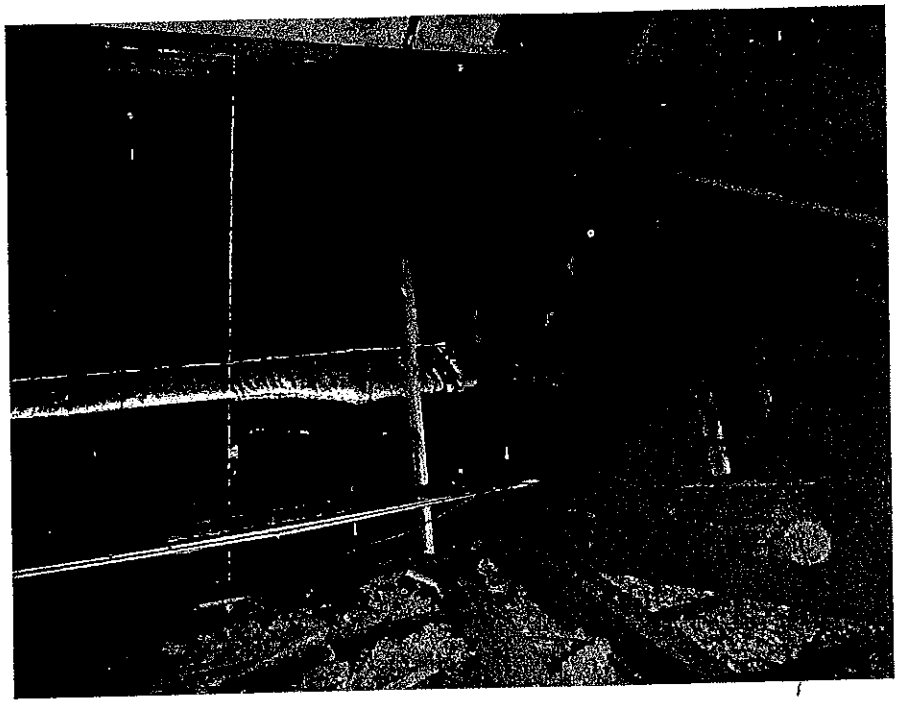
S30. Broken stone tracery at window to left of Rose Window.



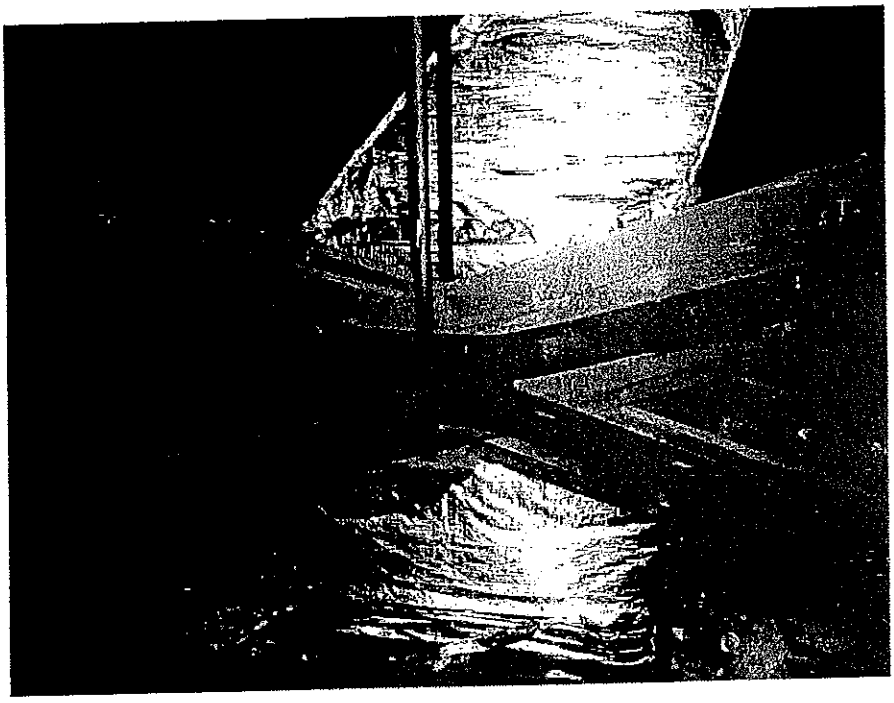
S31. Broken stone tracery at window to left of Rose Window.



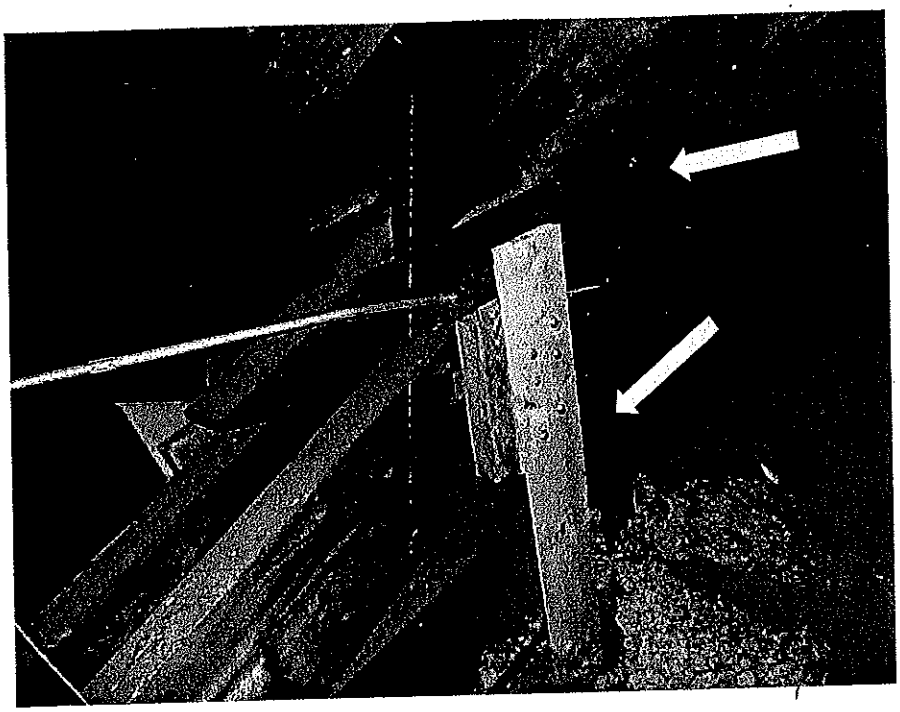
S32. Attic trusses.



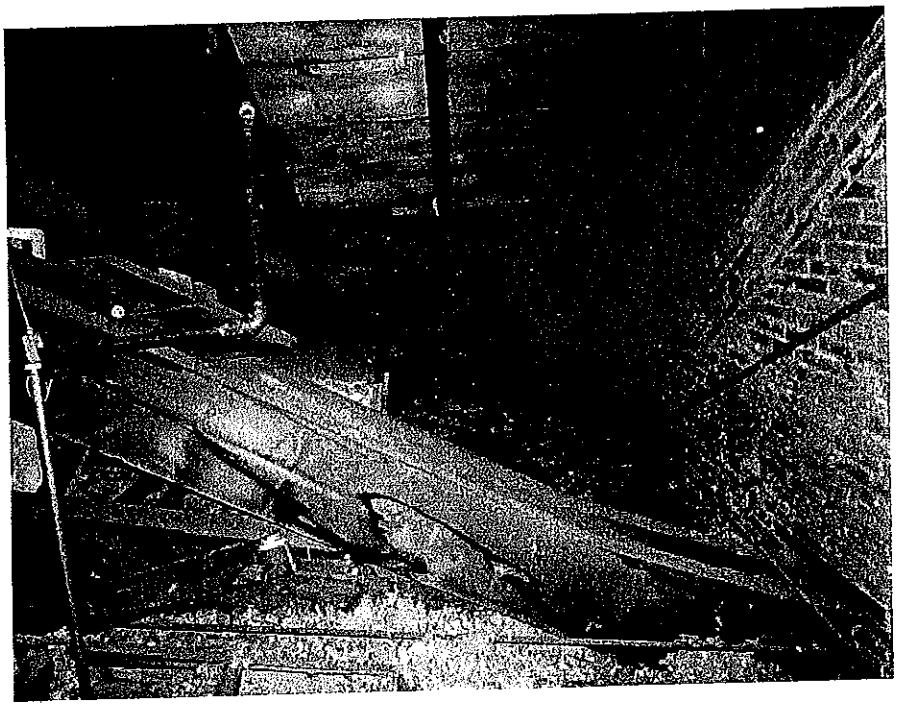
S33. Attic trusses.



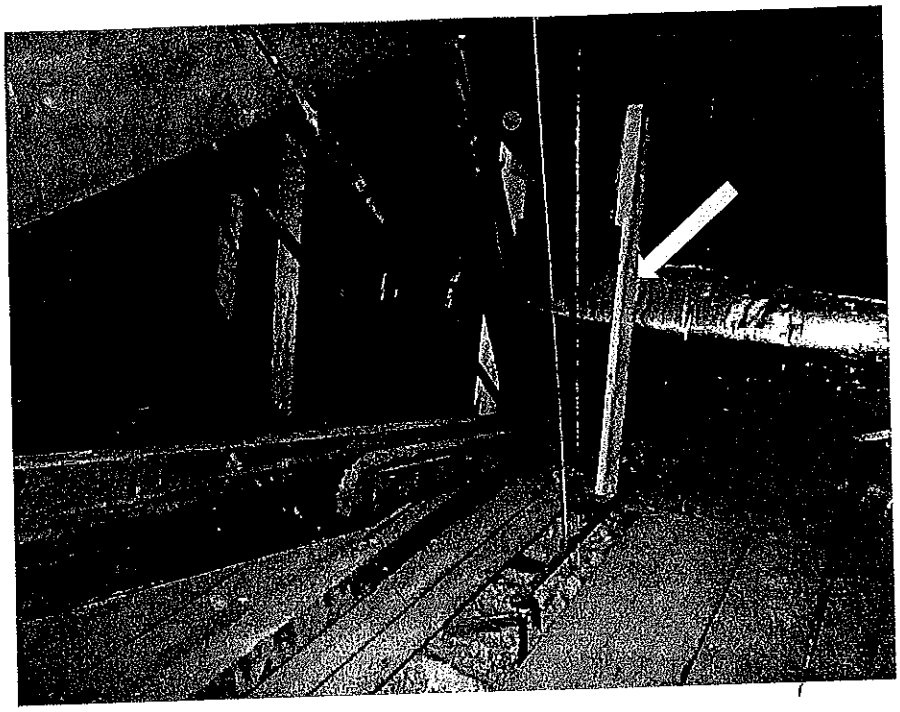
S34. Attic truss.



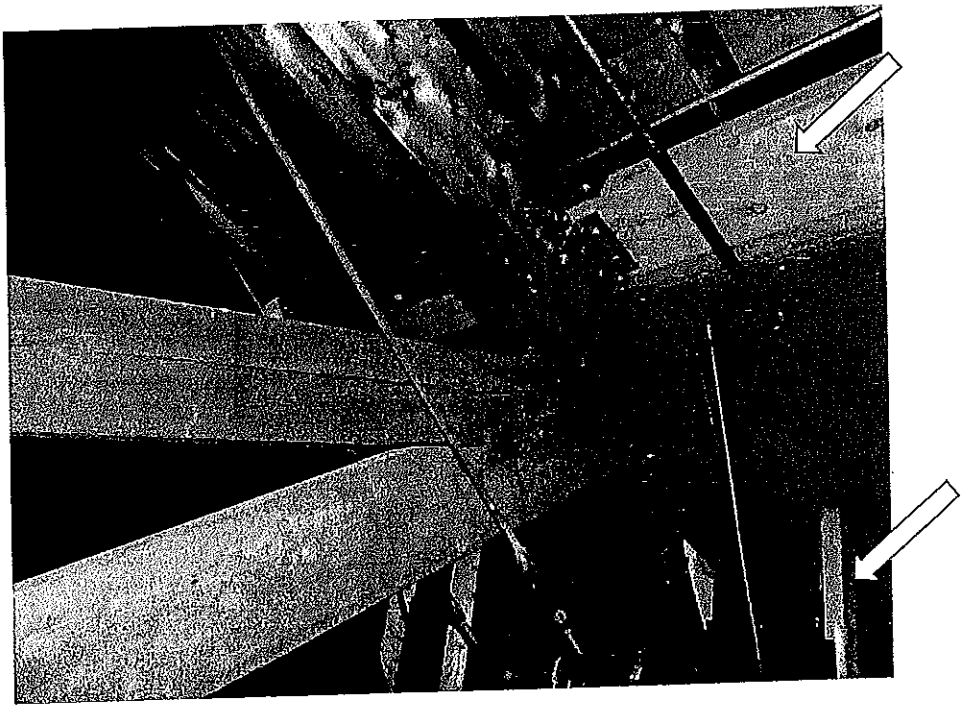
S35. Timber reinforcing of truss.



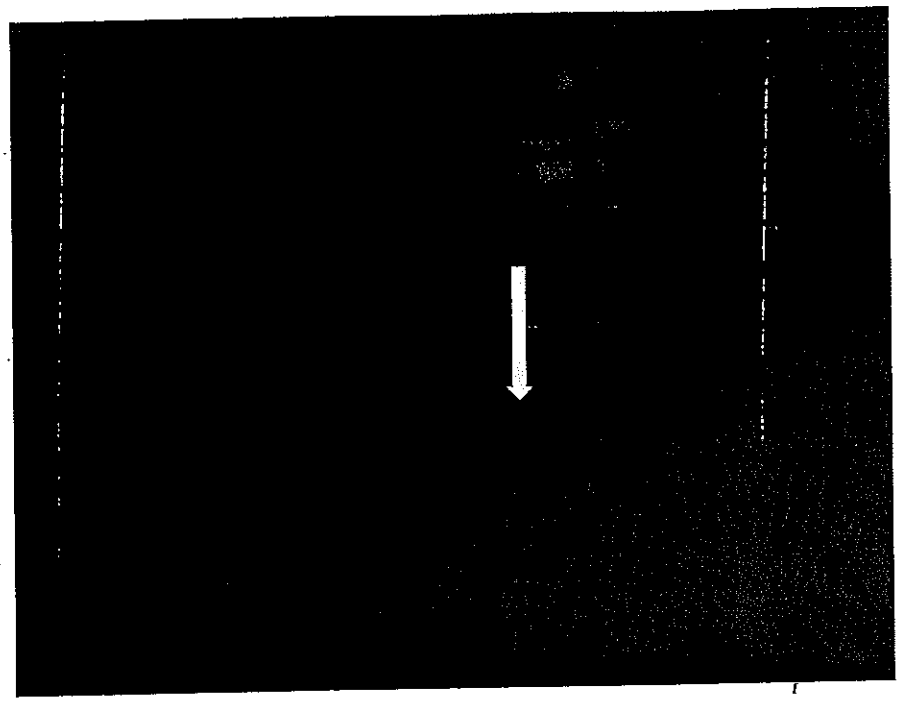
S36. Timber framing at attic entry.



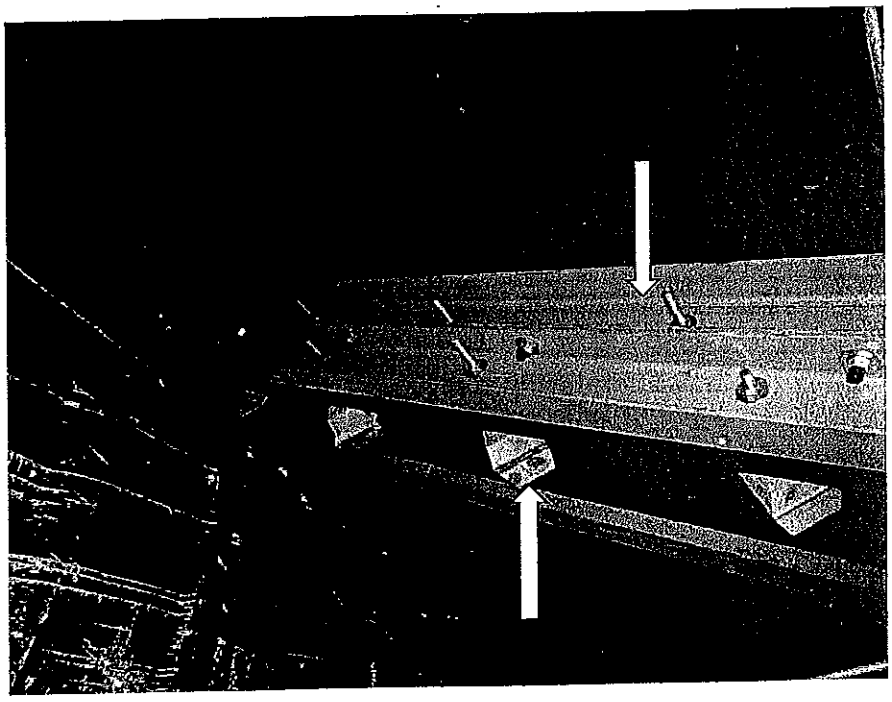
S37. Multiple timber reinforcements at timber trusses.



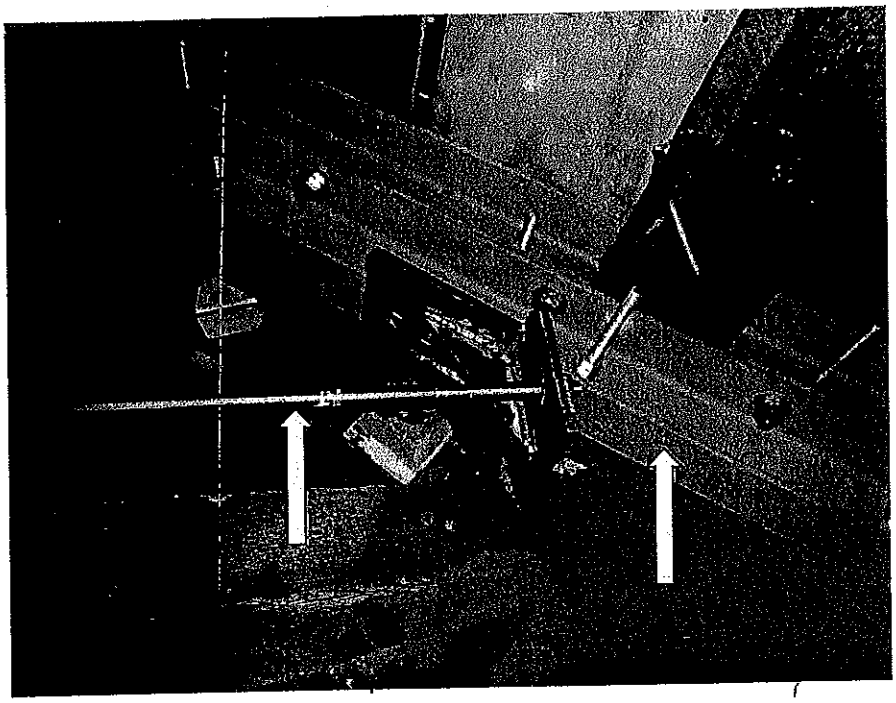
S38. Versalam and timber reinforcements at trusses.



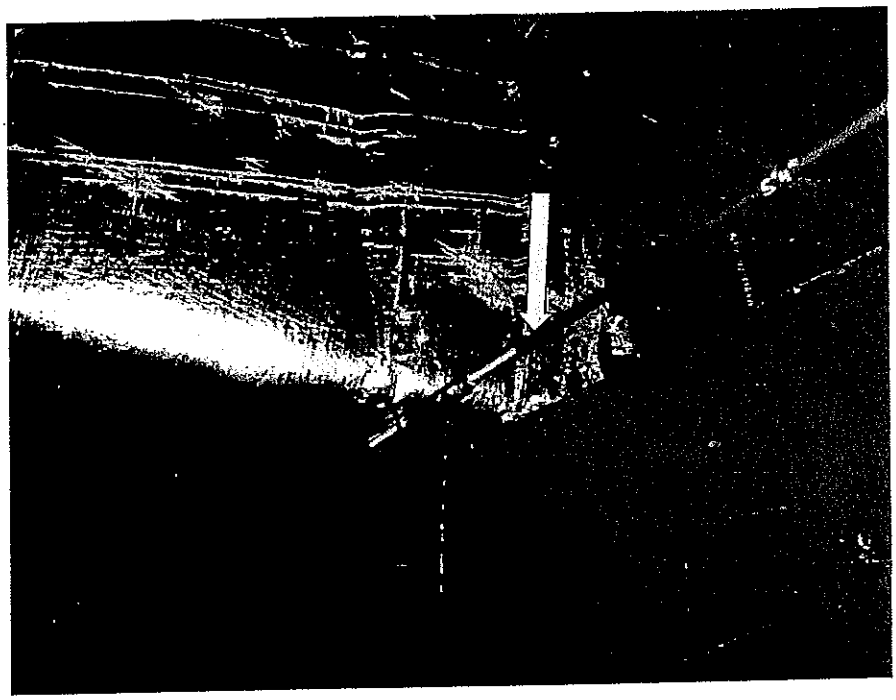
S39. Versalam reinforcement at timber trusses.



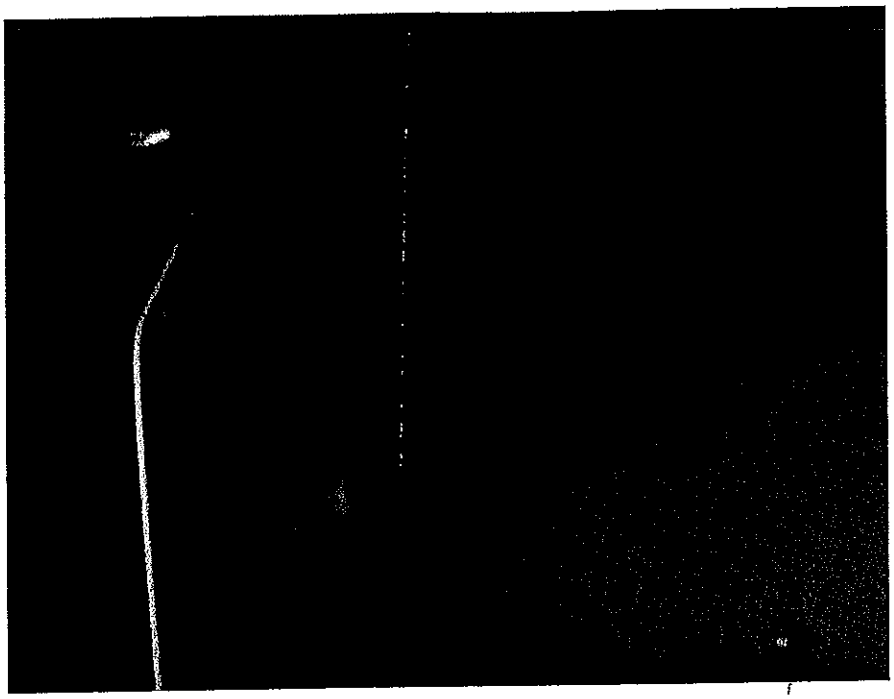
S40. Structural steel, steel tie rods, and wood reinforcements at attic trusses.



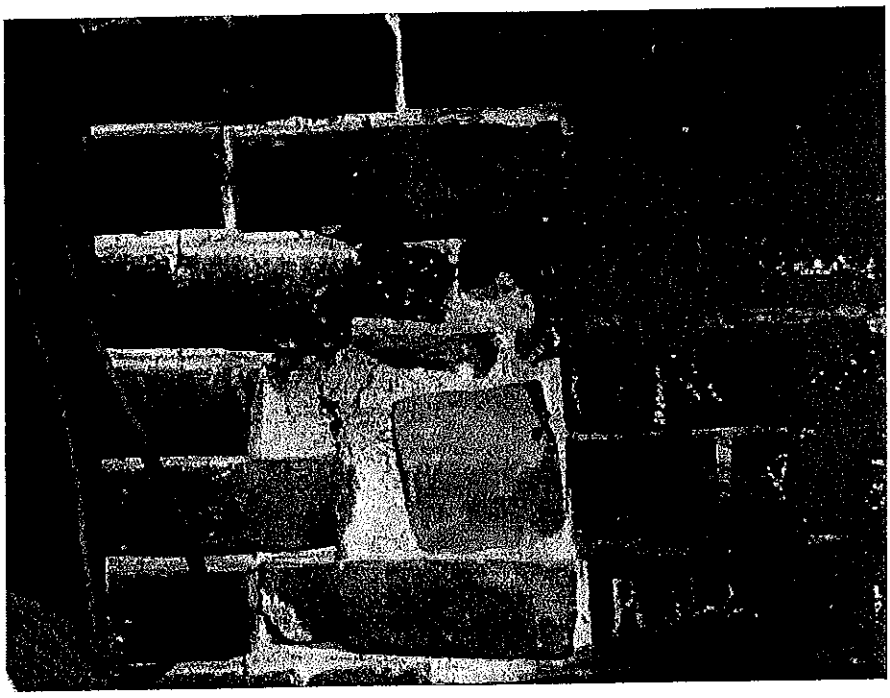
S41. Structural steel, steel tie rods, and wood reinforcements at attic trusses.



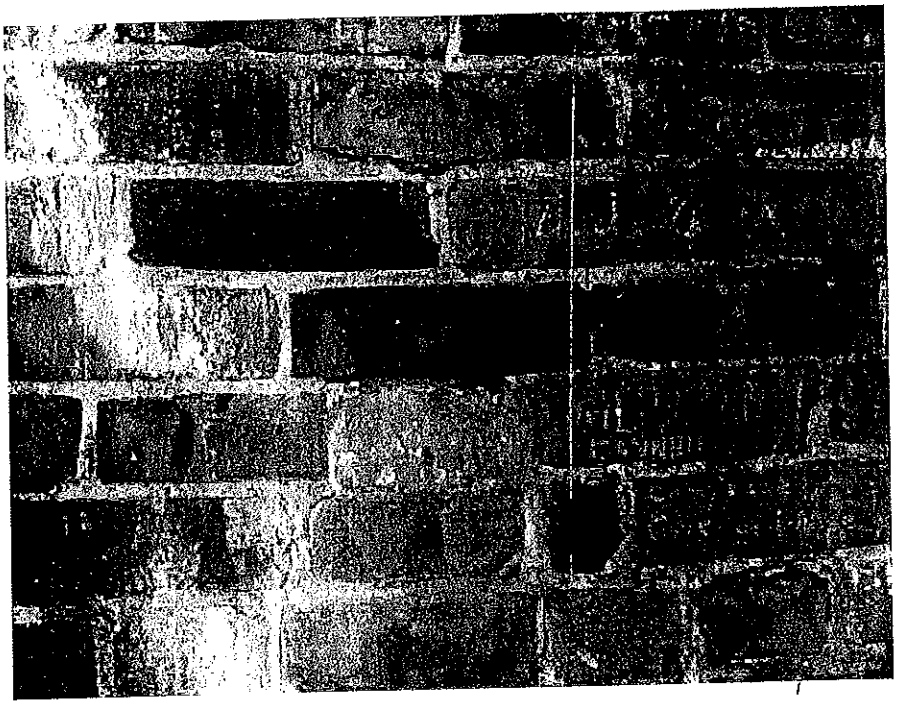
S42. Steel tension rod reinforcements at attic trusses.



S43. Structural steel and wood reinforcements at attic trusses.



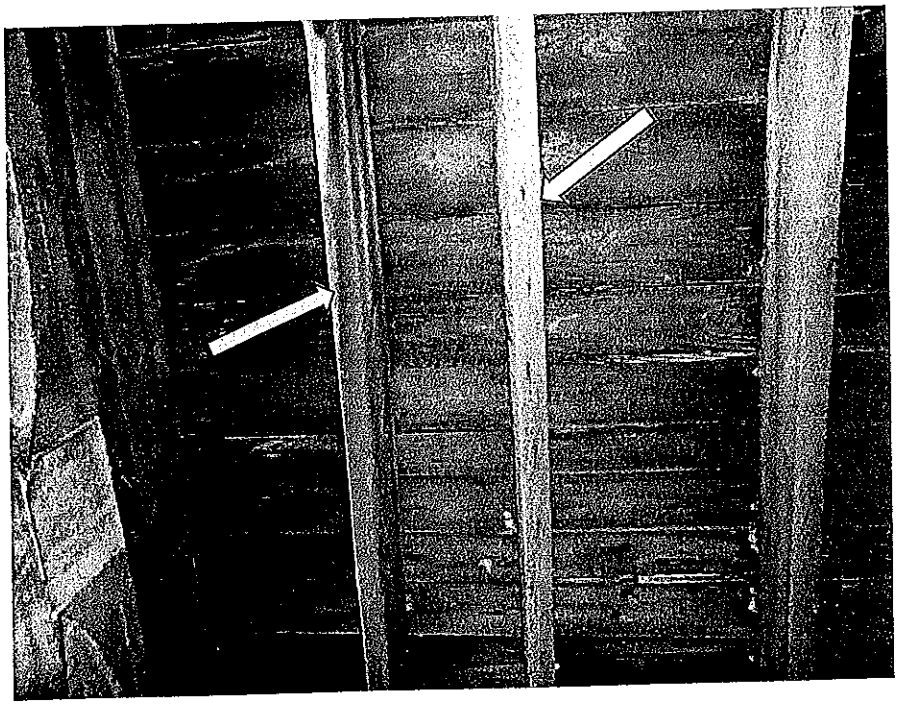
S44. Poor quality brickwork and deteriorated mortar joints at interior of Clock Tower.



S45. Poor quality brickwork and deteriorated mortar joints at interior of Clock Tower.

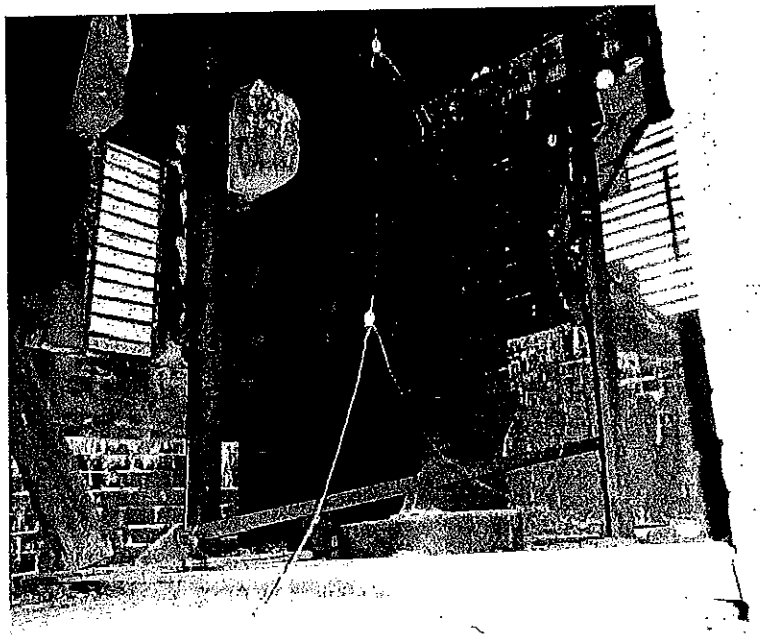
S46. Poor quality brickwork and deteriorated mortar joints at interior of Clock Tower.

S47. Poor quality brickwork and deteriorated mortar joints at interior of Clock Tower.

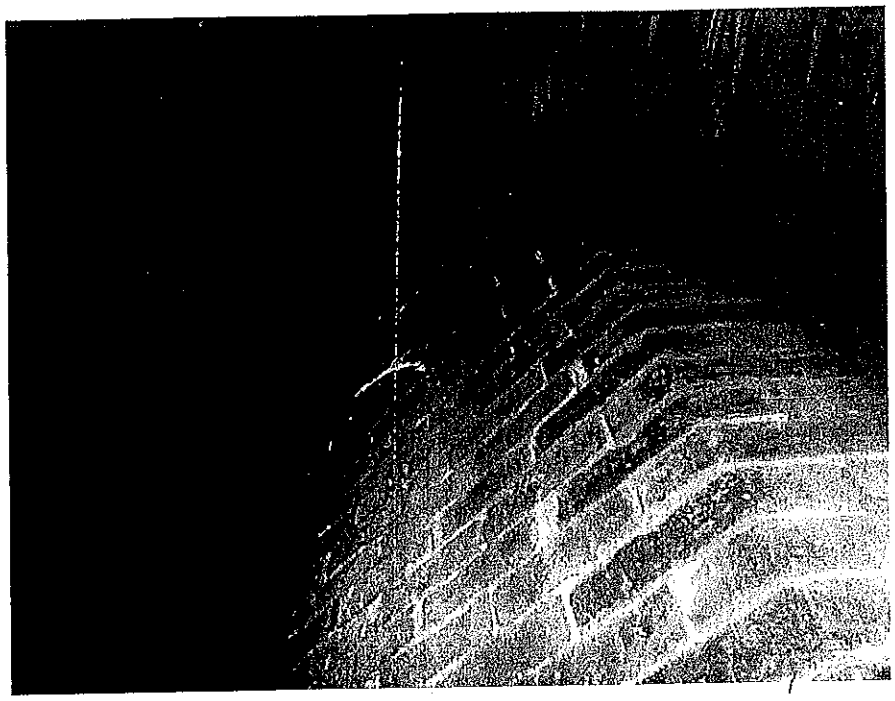


S48. Twisted wood floor joists in Clock Tower.

S49. Center brick cylinder structure in Clock Tower.



S50. Upper tower level.



S51. Upper tower level. Daylight can be seen between roof and wall intersection.

S52. Ceiling framing above Mayor's Office. Large wood joists above plaster and tin ceilings.

S53. Interior brick foundations at basement level showing loss of paint and plaster finishes and loss of mortar from mortar joints.

S54. Interior brick foundations at basement level showing loss of paint and plaster finishes and loss of mortar from mortar joints.

S55. Interior brick foundations at basement level showing efflorescence, loss of paint and plaster finishes and loss of mortar from mortar joints.

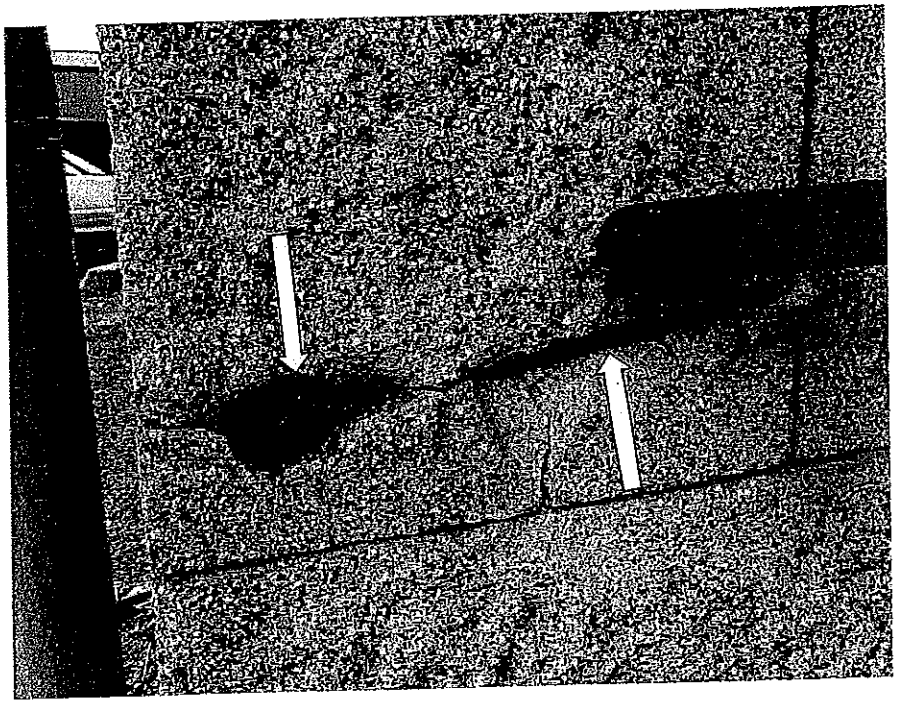
S56. Interior brick foundations at basement level showing efflorescence, loss of paint and plaster finishes and loss of mortar from mortar joints.

ANNEX BUILDING

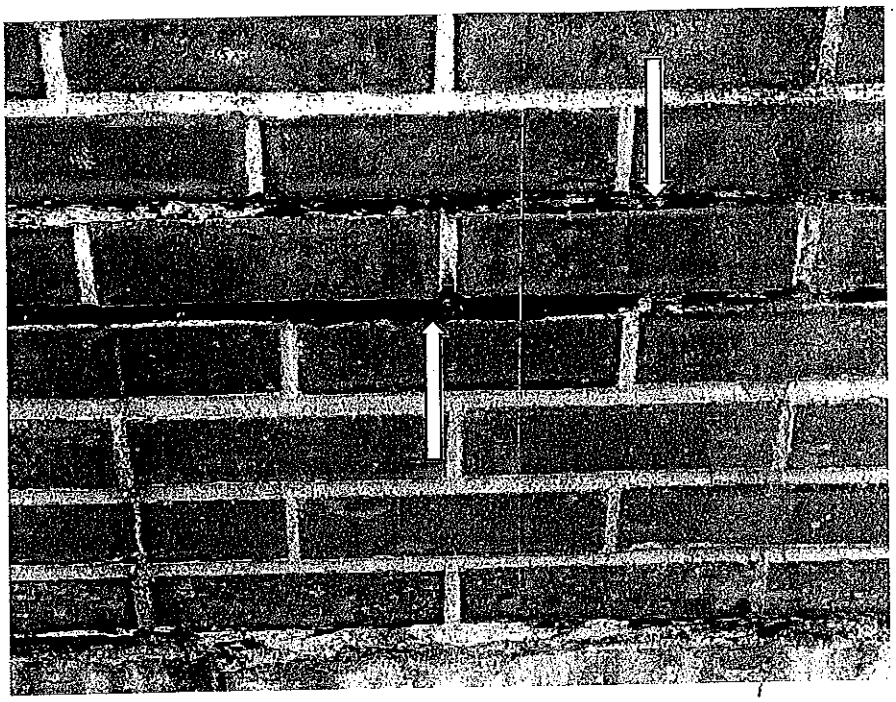
S57. East elevations of Annex Building.

S58. East elevations of Annex Building.

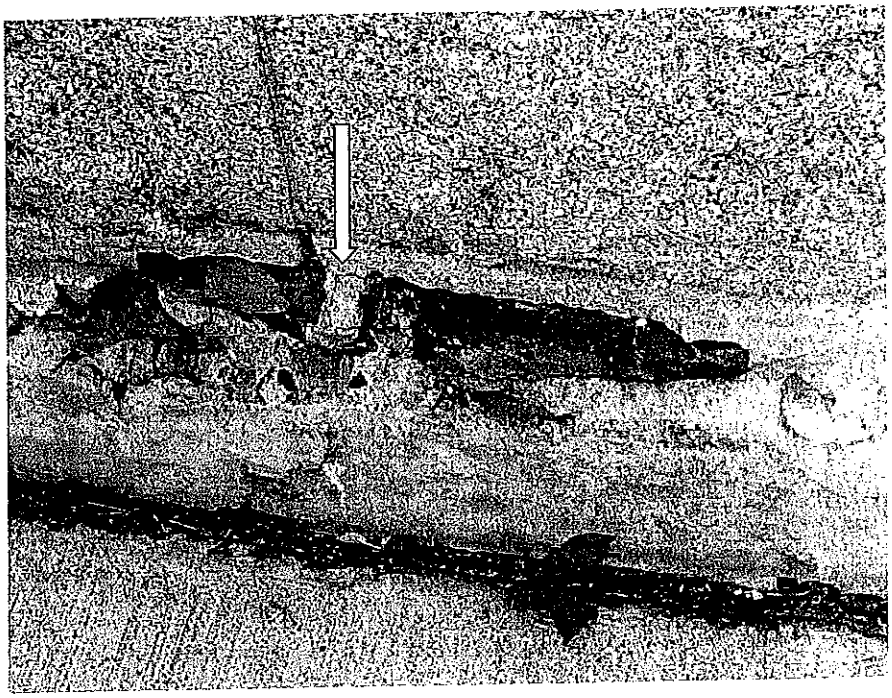
S59. East elevations of Annex Building.



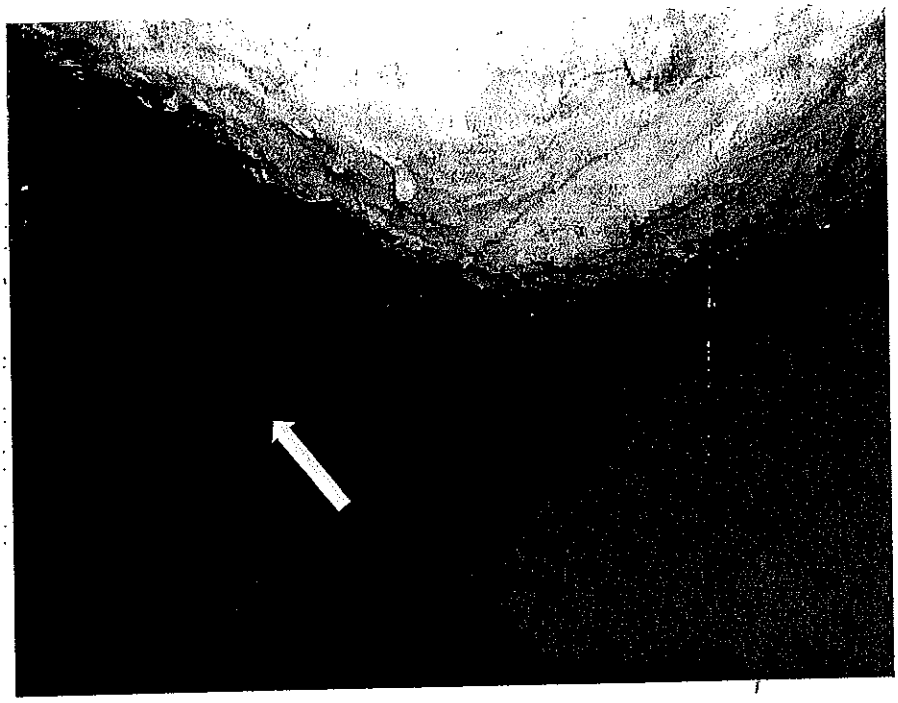
S60. Cracked cast stone block due to embedded iron rod at northeast corner of Annex.



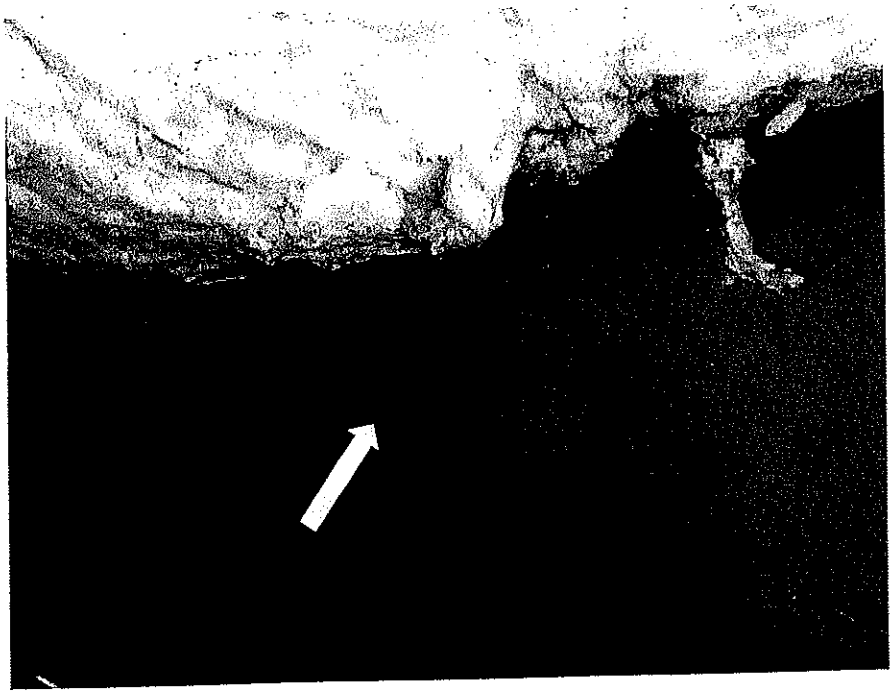
S61. Deteriorated mortar joints along north elevation of Annex Building.



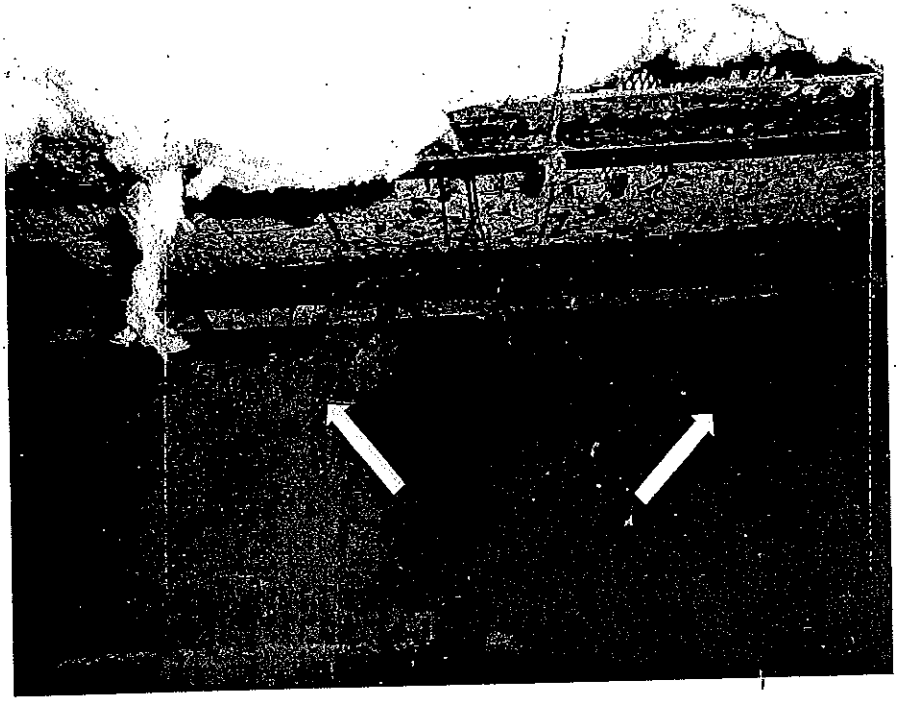
S62. Deteriorated mortar joints along north elevation of Annex Building.



S63. Complete deterioration of steel open web joist in crawlspace under Annex Building.

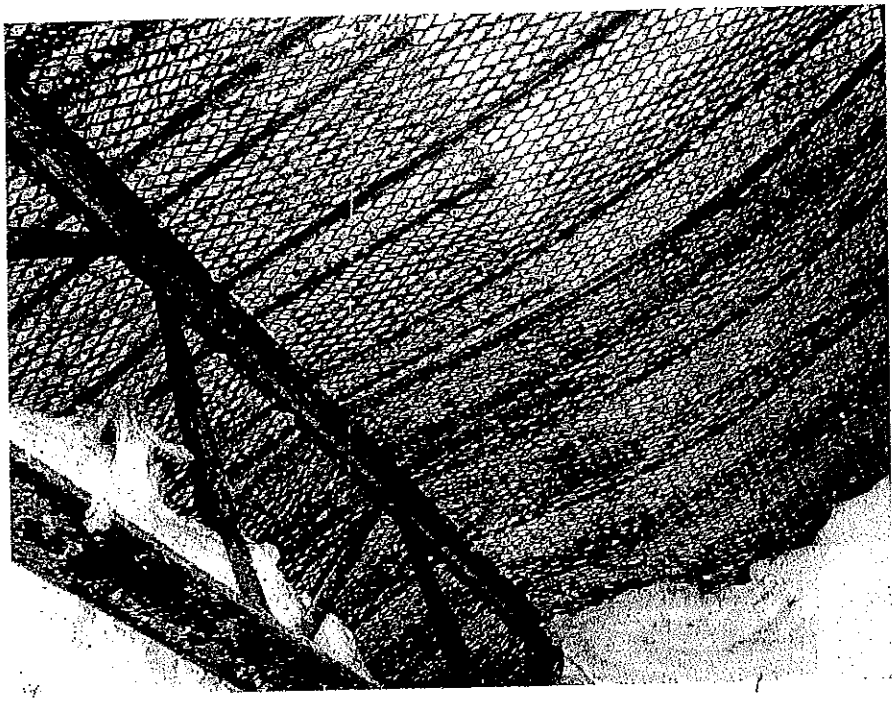


S64. Complete deterioration of steel open web joist in crawlspace under Annex Building.



S65. Complete deterioration of steel open web joist in crawlspace under Annex Building.

S66. Intact steel open web joist, wire mesh form for concrete floor slab in crawlspace under Annex Building.

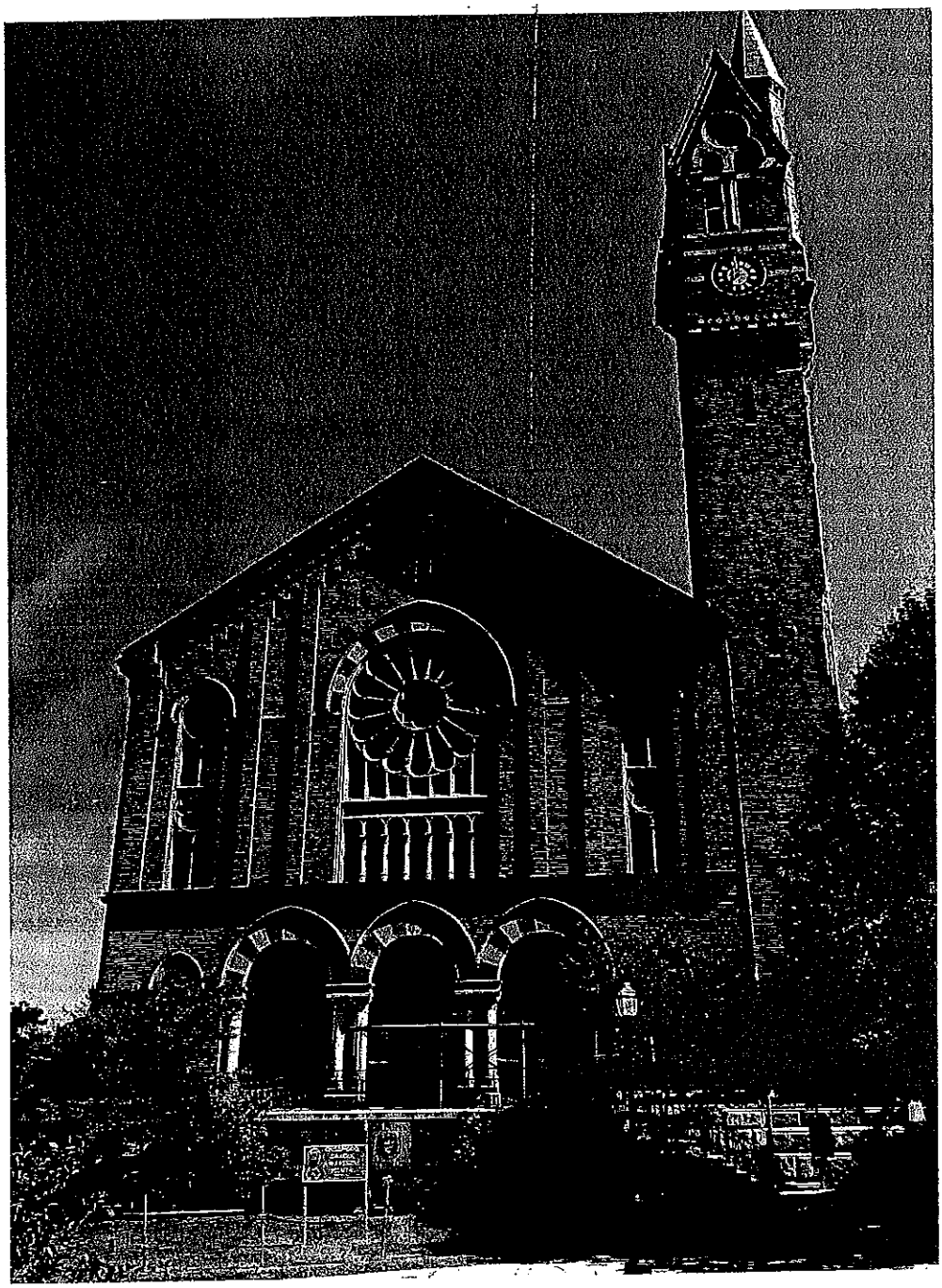


S67. Intact steel open web joists, wire mesh form for concrete floor slab in crawlspace under Annex Building.

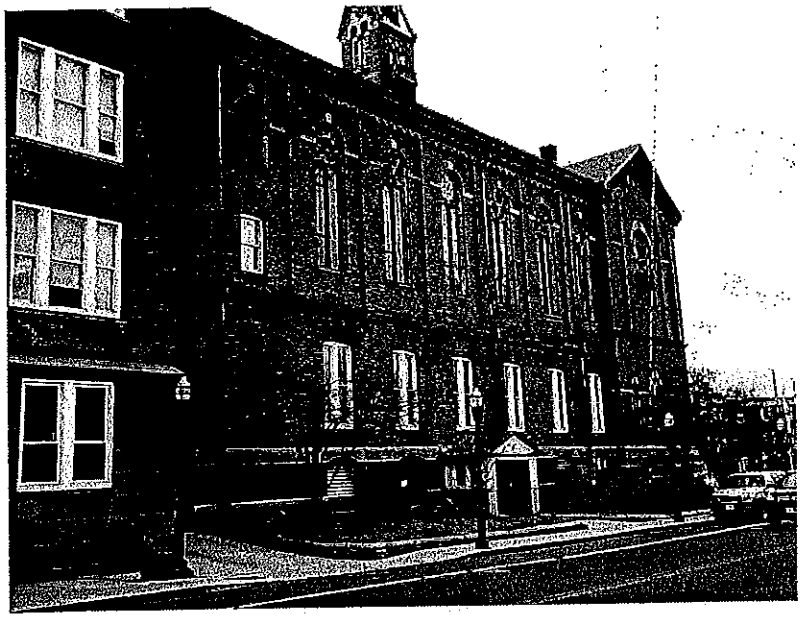
PHOTOGRAPHIC DOCUMENTATION
Chicopee City Hall Building
Gale JN 976330

GALE

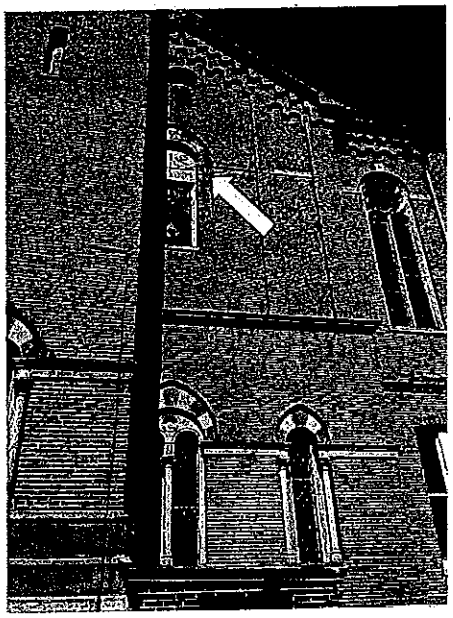
Old City Hall

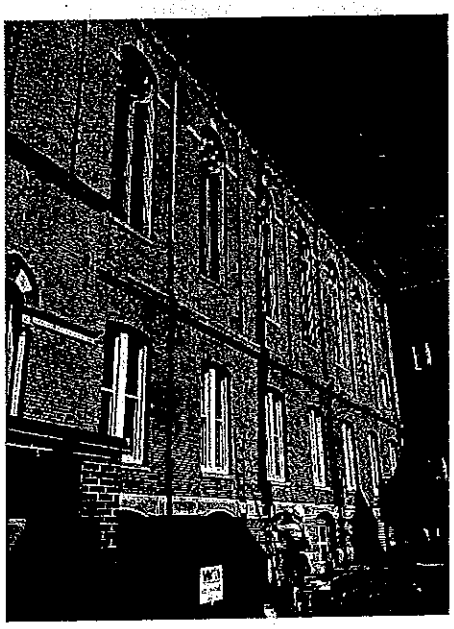


1. Photo 1 – Overall view of the West elevation. Note the significant amount of stone elements on both the Old City Hall and the Tower including bands, the stone arches, columns, water table, and window tracery. The stone in combination with the brick detailing accentuate the stained glass windows, front entrance, and Tower elements.

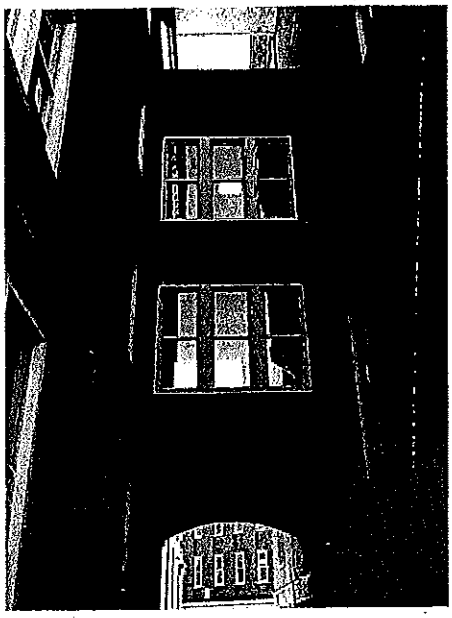


2. Photo 2 – Overall view of the Old City Hall North elevation. On this elevation, the stone detailing is reduced while the brick detailing of the pilasters, arches, corbels, and dentils is increased. The stained glass windows are accentuated by the brick detailing and the minimal stone elements.

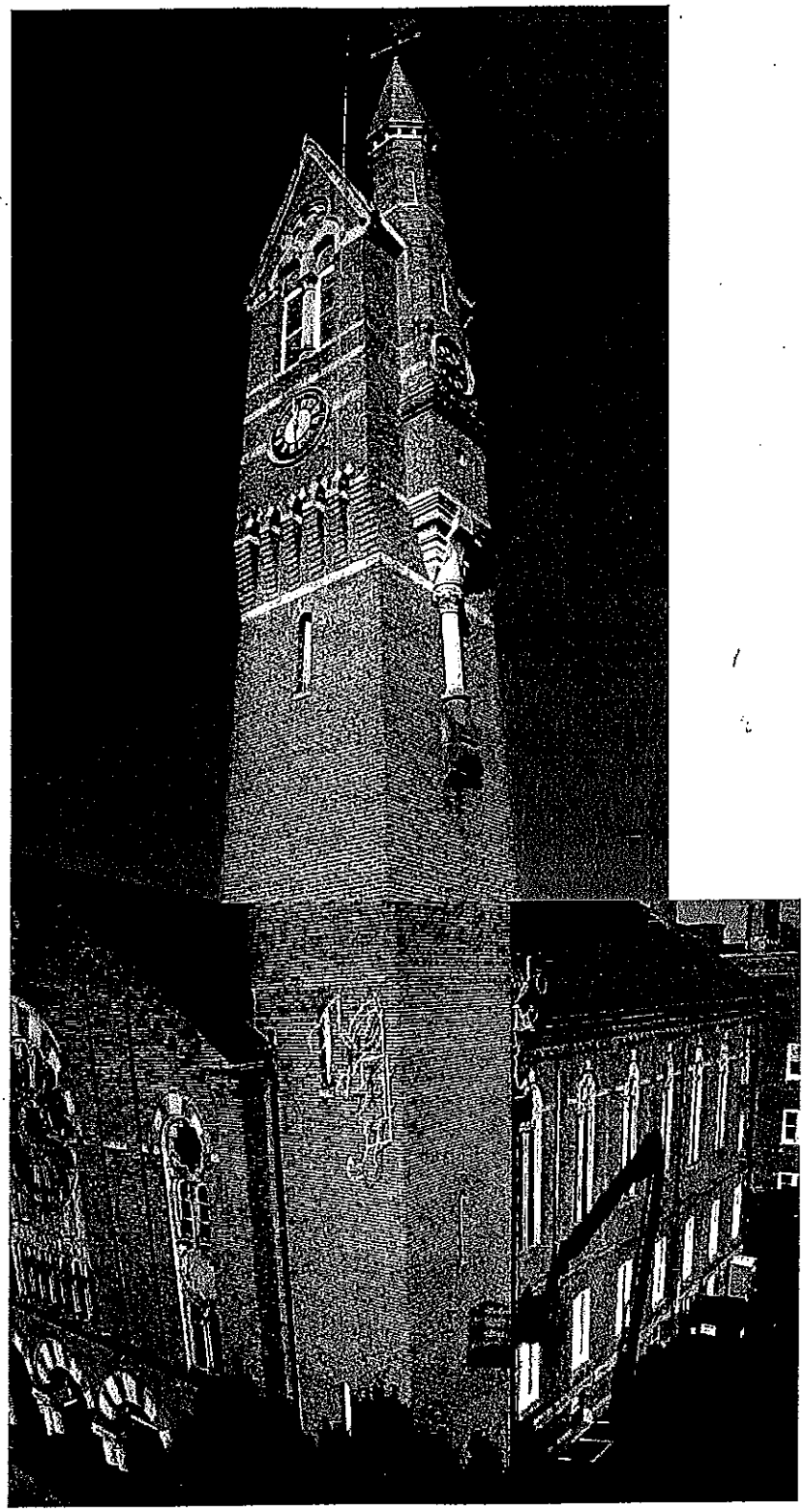




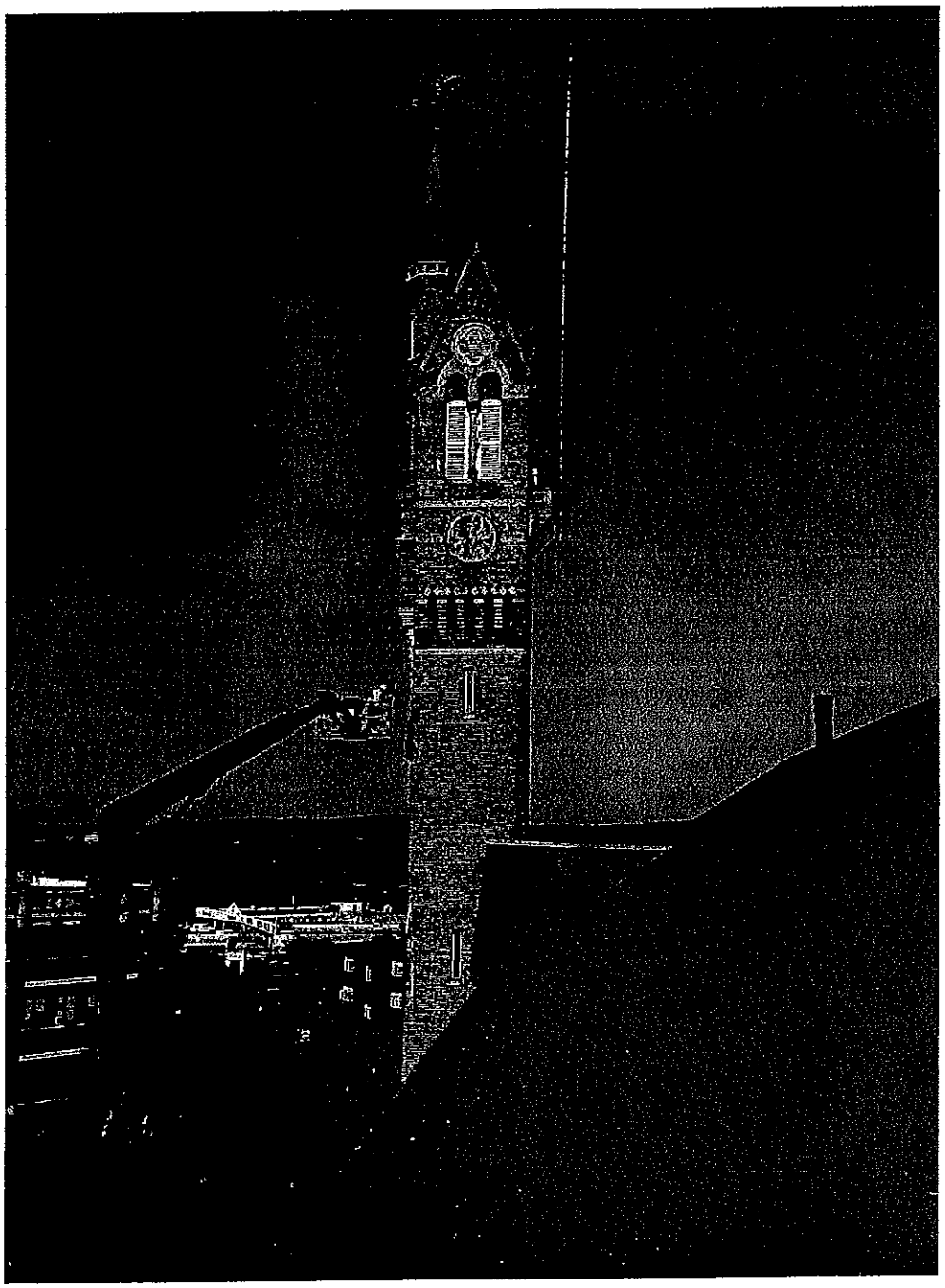
3. Photos 3a and 3b – Partial views of the Old City Hall South elevation. The gable elevation is on the left and the longitudinal elevation is on the right. At the denoted area on the gabled elevation, a plywood infill was previously installed in the arched stained glass window.



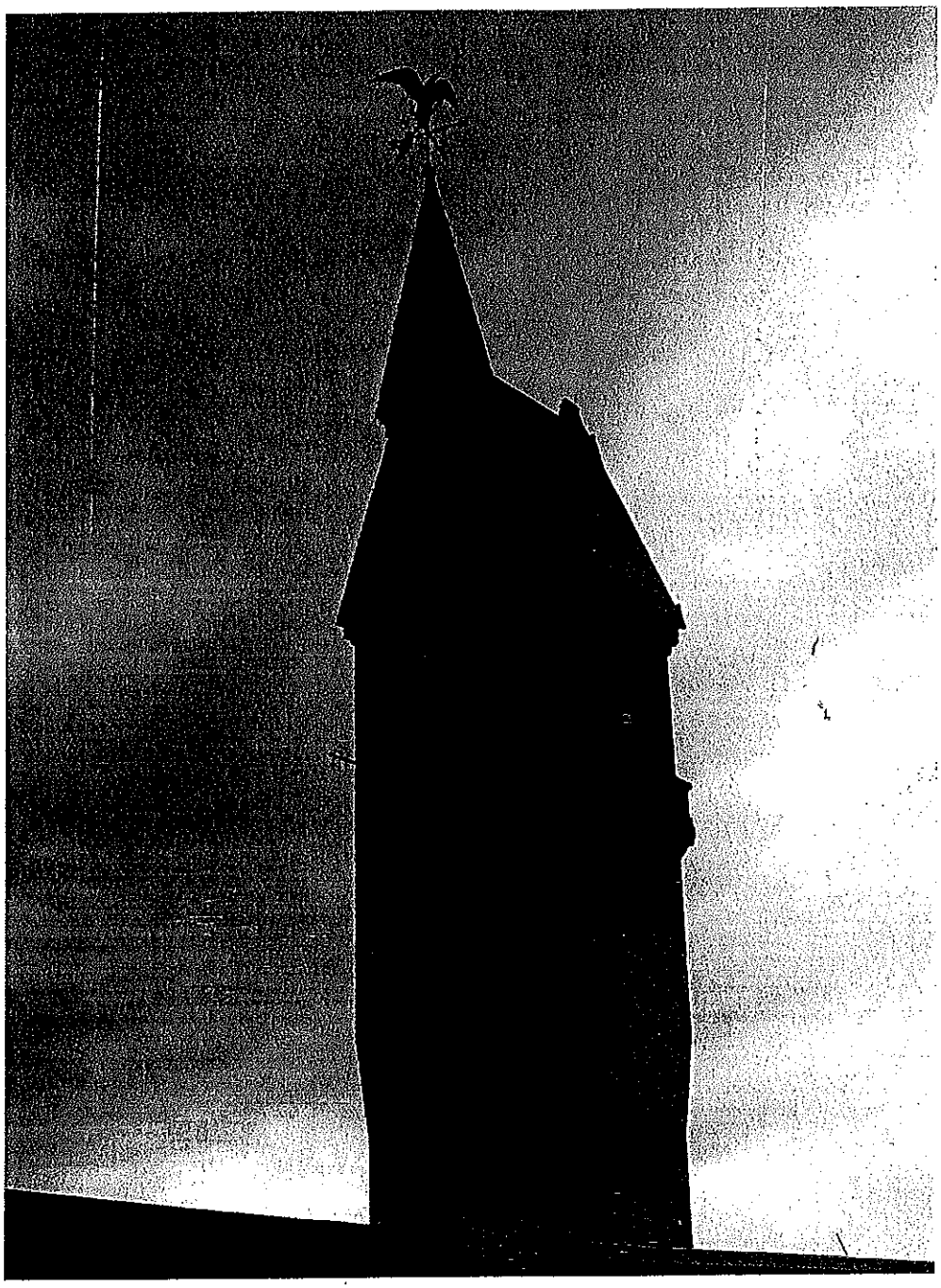
4. Photos 4a & 4b – Partial view of the Old City Hall – Southeast elevation and the South elevation of the Bridge.



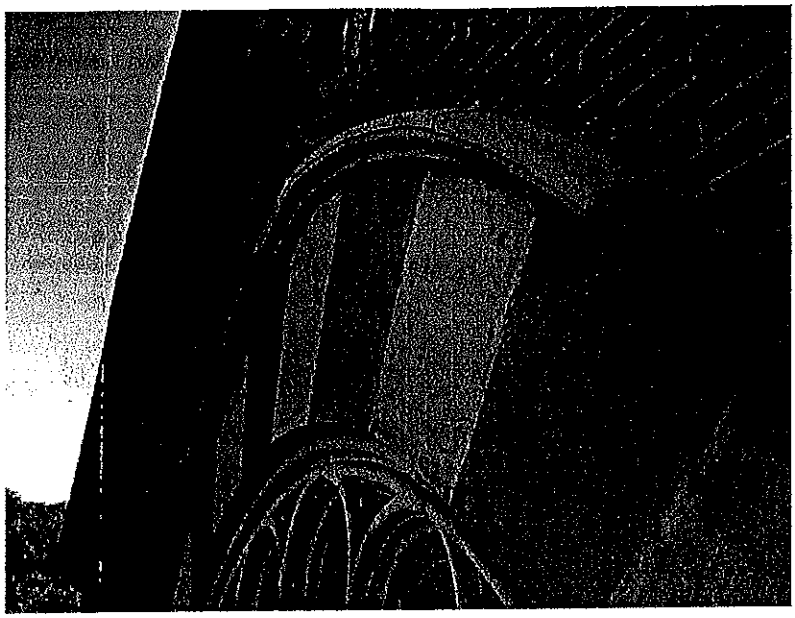
5. Photo 5 – Composite photo of the Tower, South and West elevations. Note the corbelled stone and brick detailing on the South elevation leading to the turret, spired roof, and weathervane.



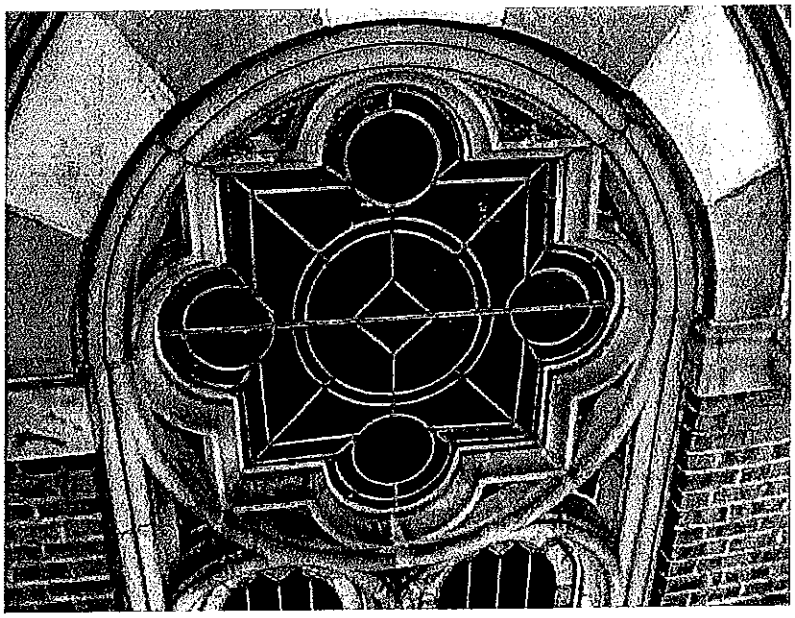
6. Photo 6 – View of the upper section of the Tower East elevation. The stone and brick detailing mirrors the West elevation.



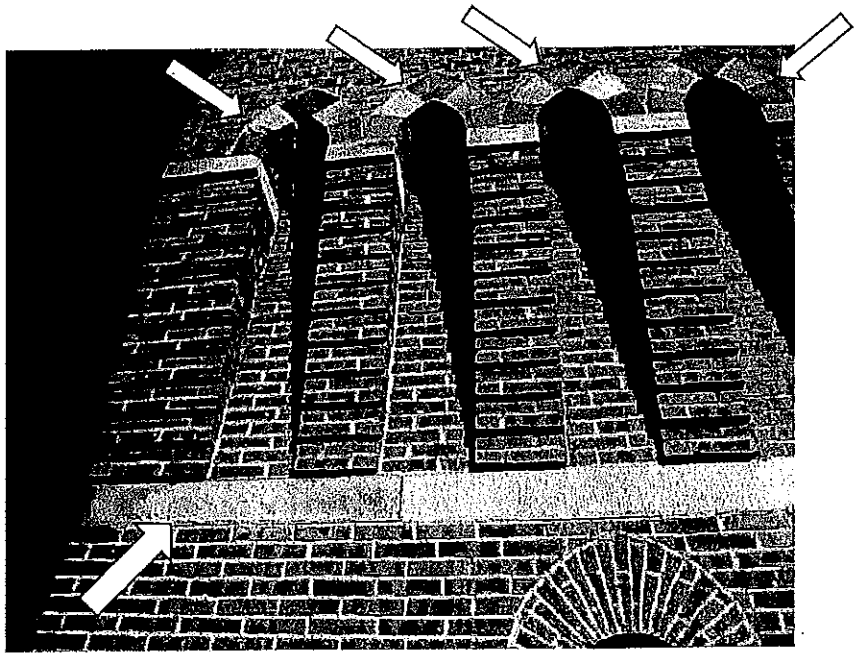
7. Photo 7 – Partial view of the Tower North and East elevations. On the North elevation, one of the defining features is the stone balcony. In this view, the weathervane is clearly silhouetted against the sky.



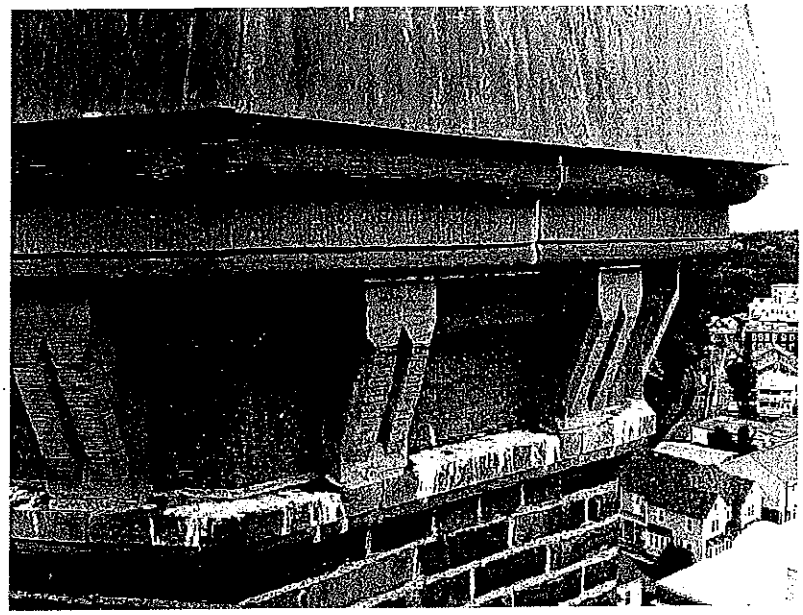
8. Photo 8 – An example of simple shaped flat, arch stones set within special shaped water-tables above the large rose window (SG20) on the West elevation. At this location, some of the arch water-table stones have spalled and others were previously coated with a cementitious product.



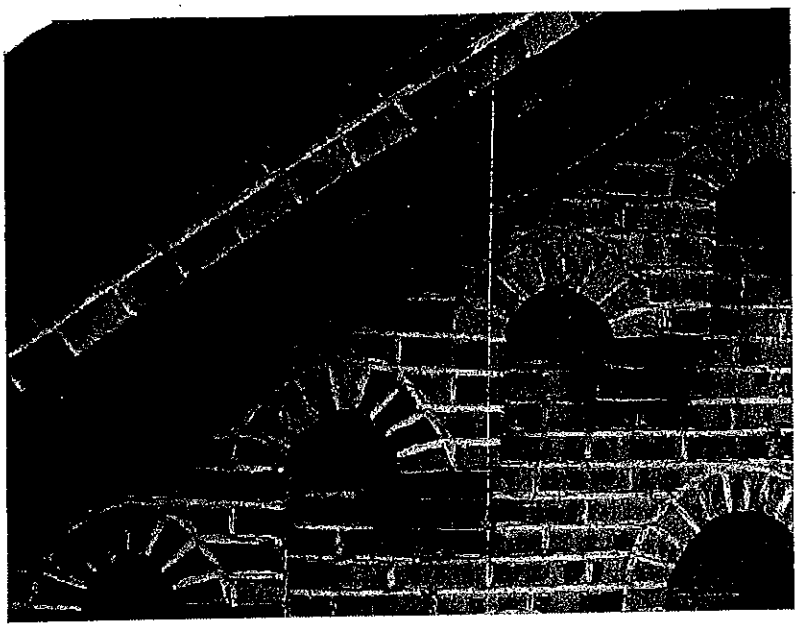
9. Photo 9 – Overall view of the rose window component of stained glass unit SG22. The tracery and stone perimeter are classified as special shapes. In this location the stone tracery along the top of the window has shifted downward.



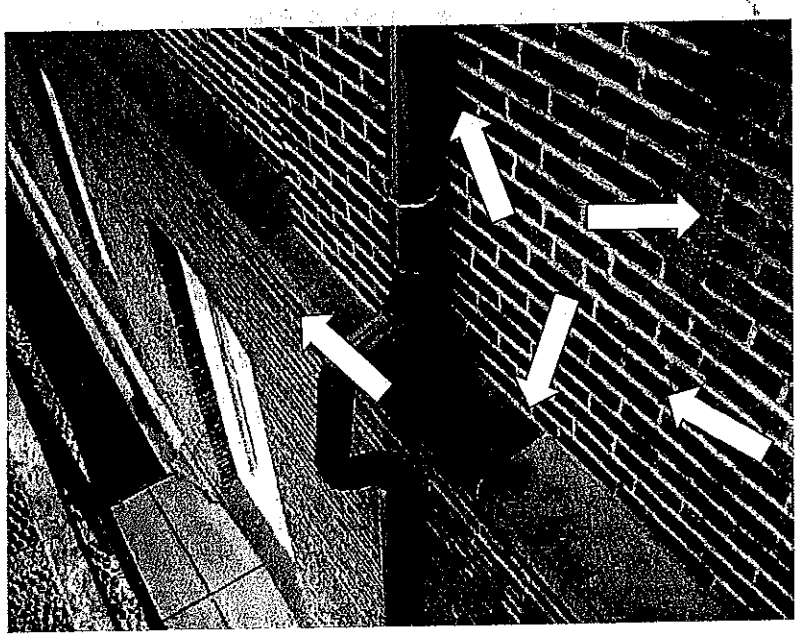
10. Photo 10 – At the Tower, the stone banding below the brick corbelling is an example of a simple shape. Similar banding is on each elevation of the Old City Hall and Tower. At this location, the stone band below the corbelling exhibits flaking. The stone arches above the corbelling have deteriorated at numerous locations.



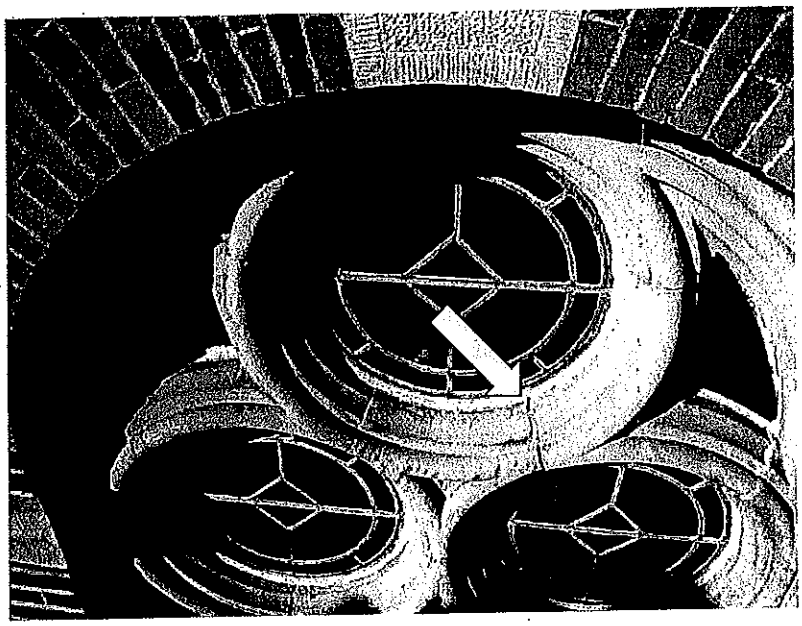
11. Photo 11 – At the base of the turret roof on the Tower, the eave is constructed of several stone components including brackets that are examples of special shapes. The bird defecation on the stone cornice below the brackets should be abated. The cracks in the brackets may be a candidate for epoxy injection repair in lieu of replacement. The open mortar joints should be repointed.



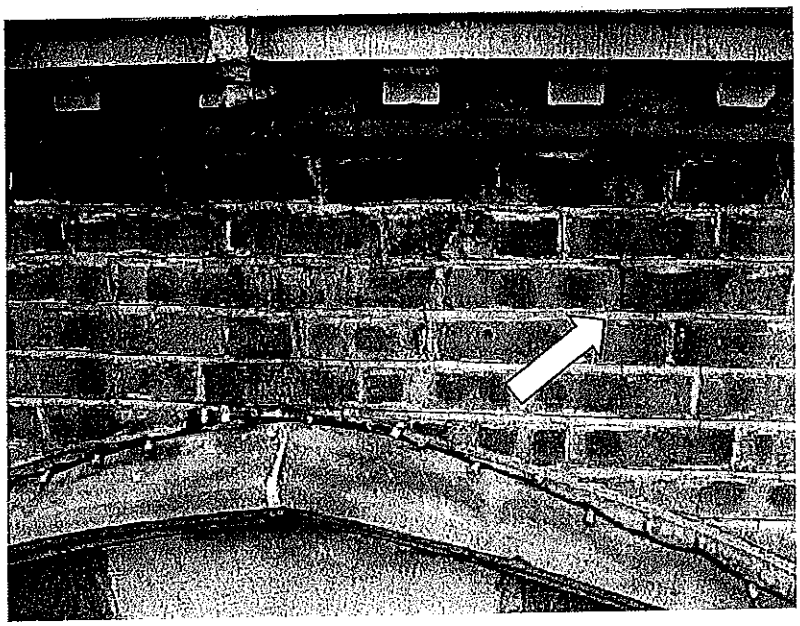
12. Photo 12 – View on the West elevation of the original black mortar observed within the brick corbels and dentils. This mortar was generally softer and sandier in these areas. Within the brick arches and in the field of the wall, the black mortar has bleached resulting in varying colors ranging from dark grey to bright white.



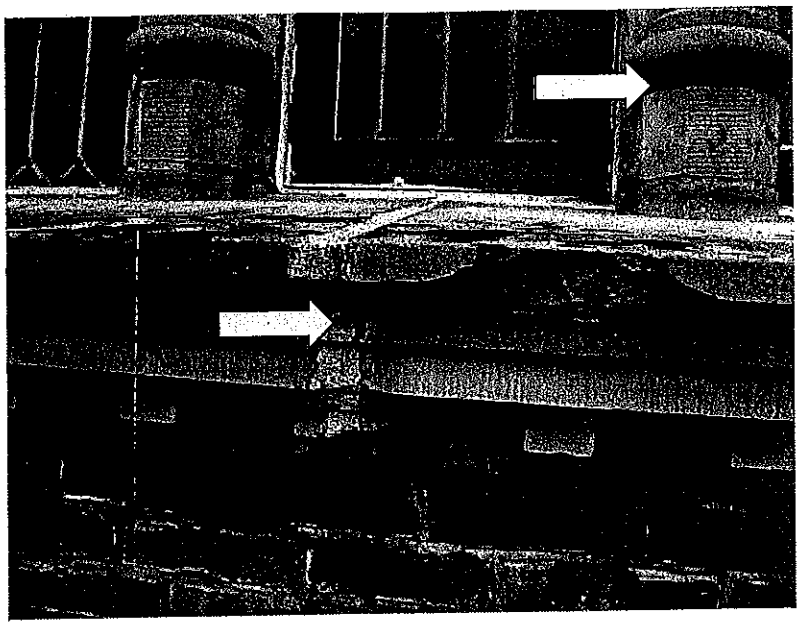
13. Photo 13 – View of the stone and brick water table on the North elevation. Note the algae growth on the top surface. Also note the environmental soiling on the stone and brick. As part of a comprehensive restoration, 100% of the masonry surfaces should be cleaned using appropriate methods and agents. Many of the mortar joints have cracked, are open, and are allowing water to wash through them and down the brick below. The coated aluminum downspout offset is not a historically accurate repair material.



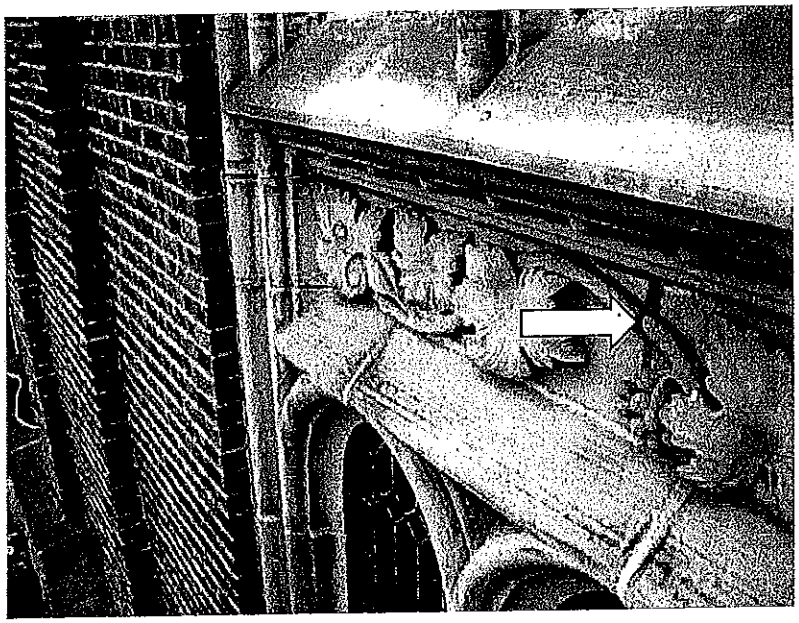
14. Photo 14 – An example of missing mortar within the stained glass window tracery on the South elevation.



15. Photo 15 – On the West elevation, above the center arch, a step crack was observed that extends into the stone water table above as shown in photo 16.

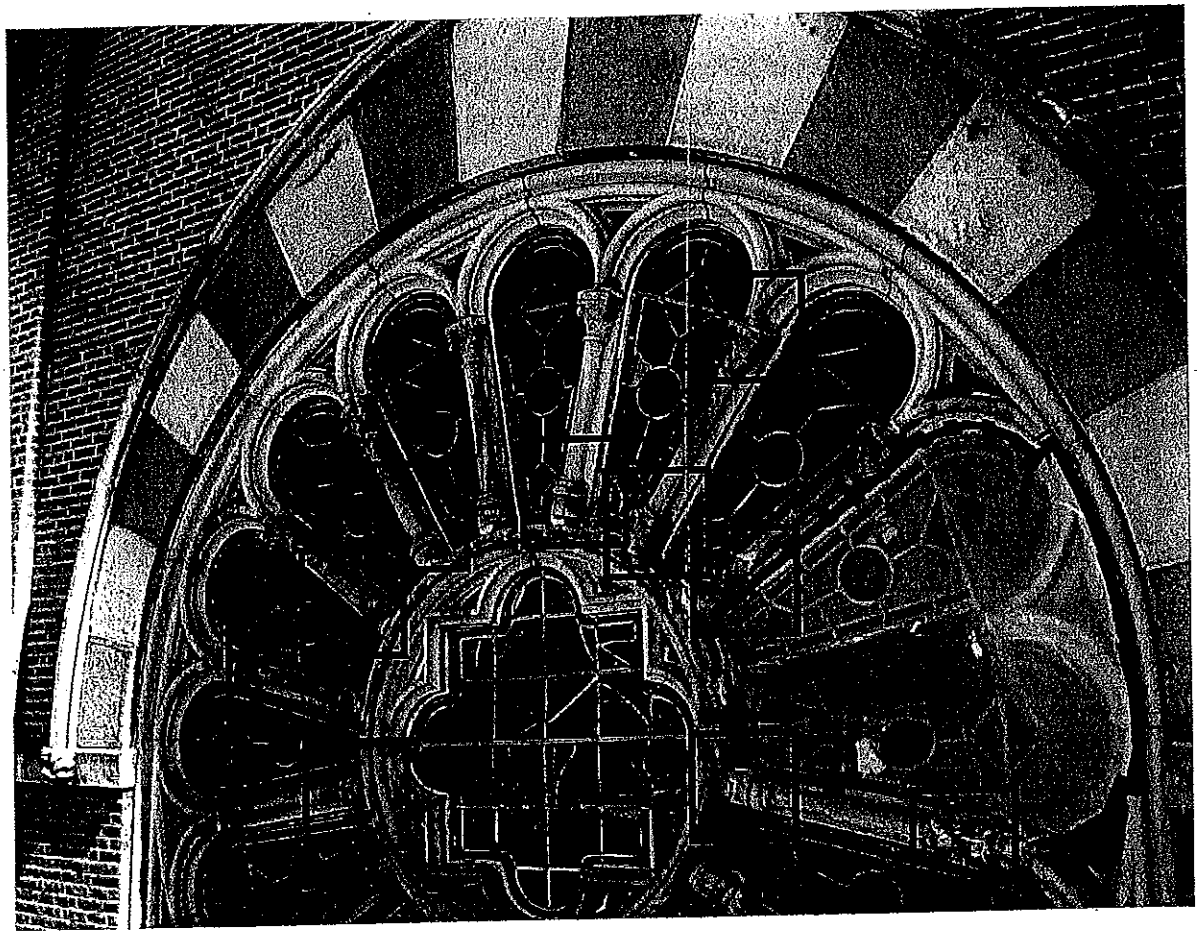


16. Photo 16 – The step crack in the brick below the water table extends through the cross joint in the stone. As noted, the joint has been previously repaired with a mortar that has cracked again. The stone has spalled and shifted outward. The crack has split the sealant between the stained glass window frame and the stone surround.

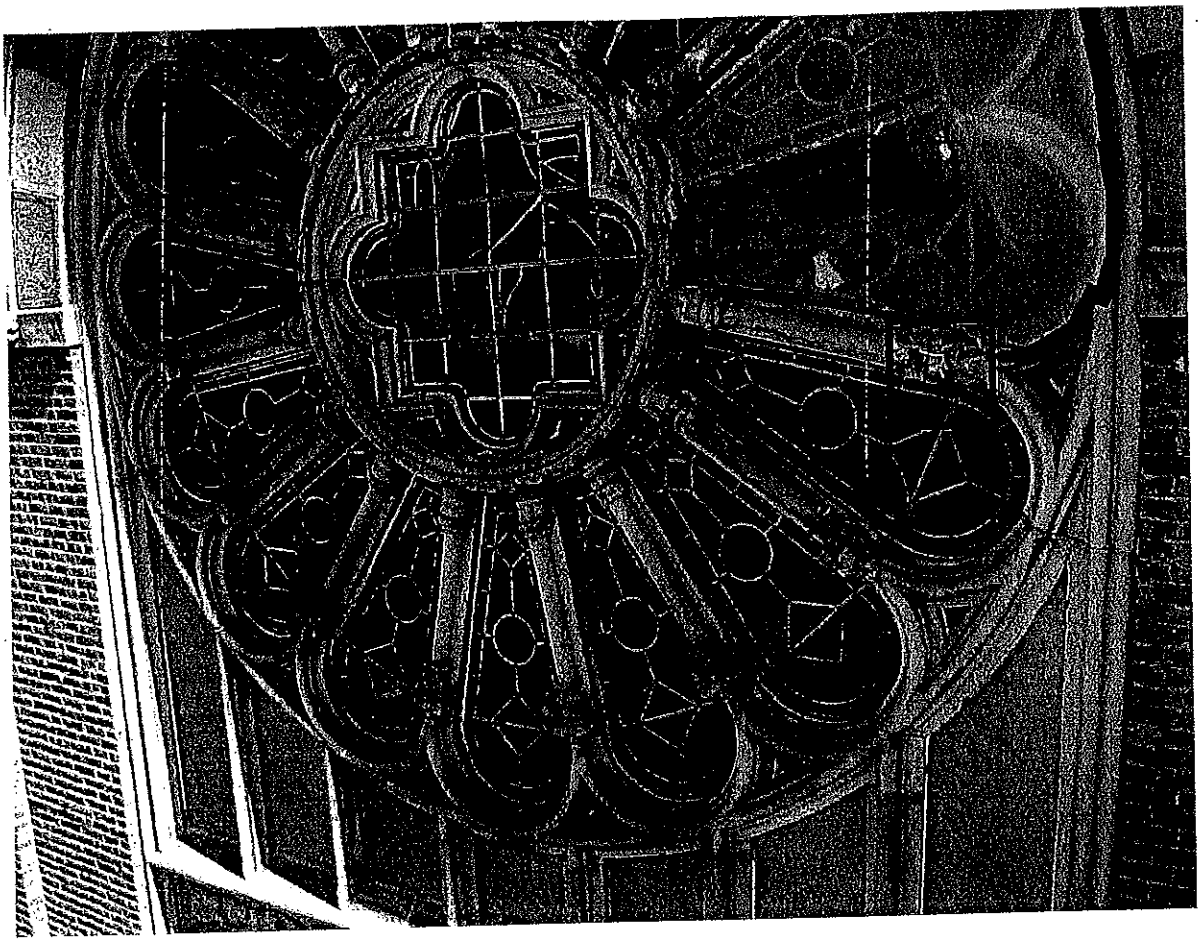


17. Photo 17 – View of the cracked floral frieze below the rose window. This was partially patched with a dense hard mortar similar to Portland cement which is not appropriate for the sandstone.

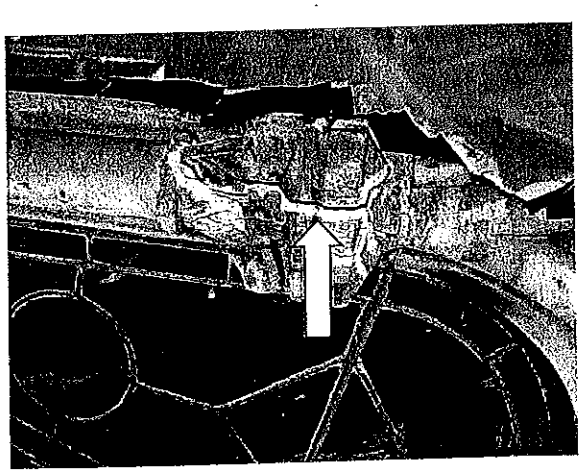
18. Photo 18 – View of the stone memorial on the South end of the alcove. Step cracks were observed in the brick above the memorial. Step cracks continue behind the memorial.

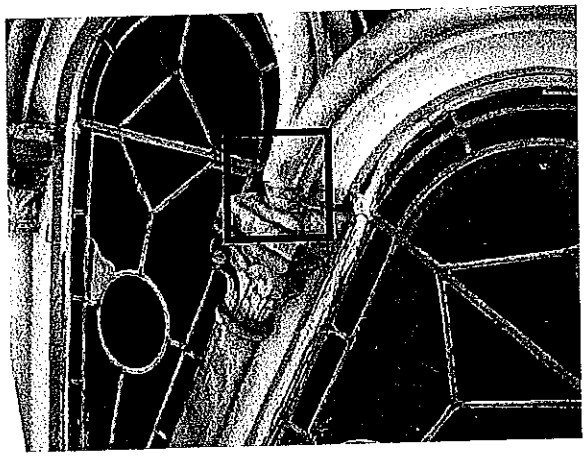


19. Photo 19 –Partial view of the rose window on the West elevation. The locations noted are where the stone has cracked, spalled, or become dislodged.

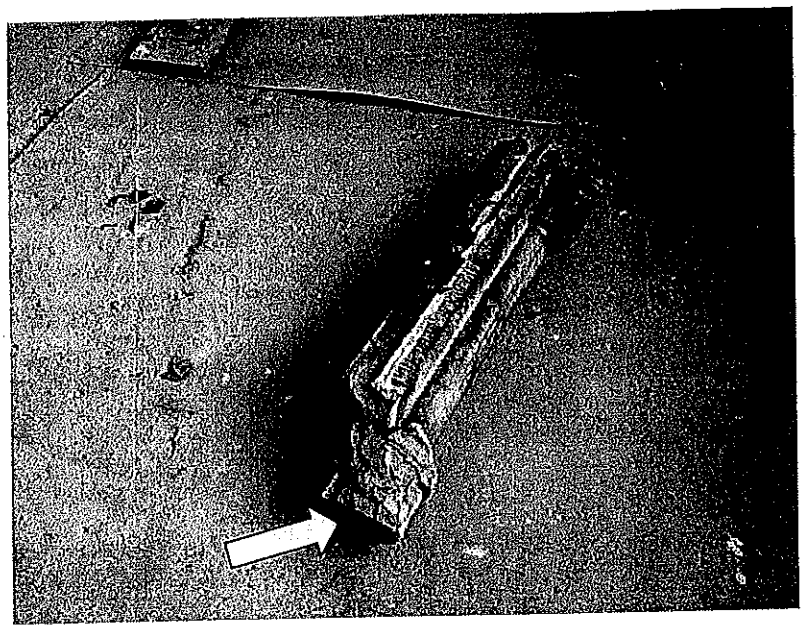


20. Photo 20 – Partial view of the rose window where the tracery has fallen out of the assembly. The locations noted are where the stone has cracked, spalled, or become dislodged.

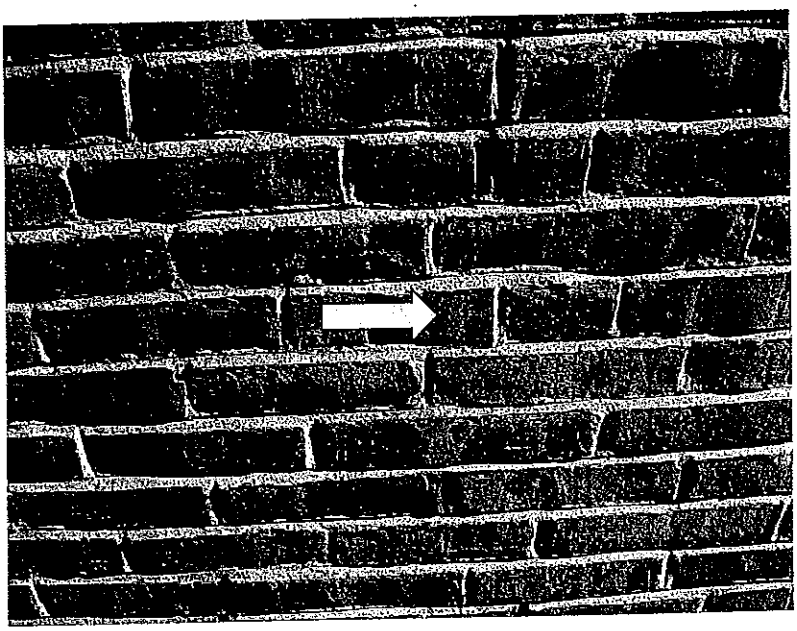




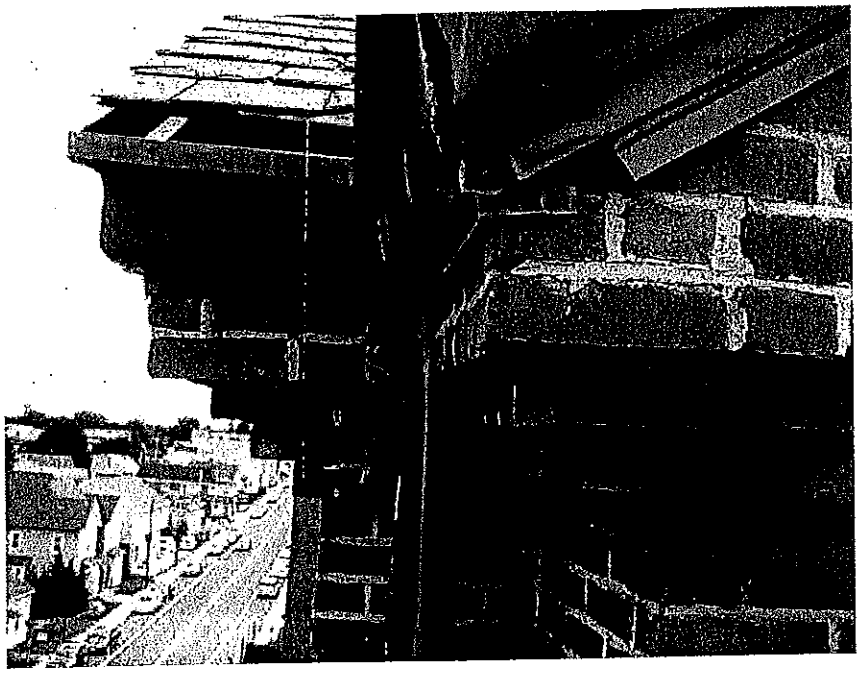
21. Photos 21a & 21b – Enlarged views of two defects within the rose window tracery. In the left photo, the connection between the spoke and the tracery has spalled and cracked at the pin connection within the capital. In the right photo, the tracery has become dislodged from the capital.



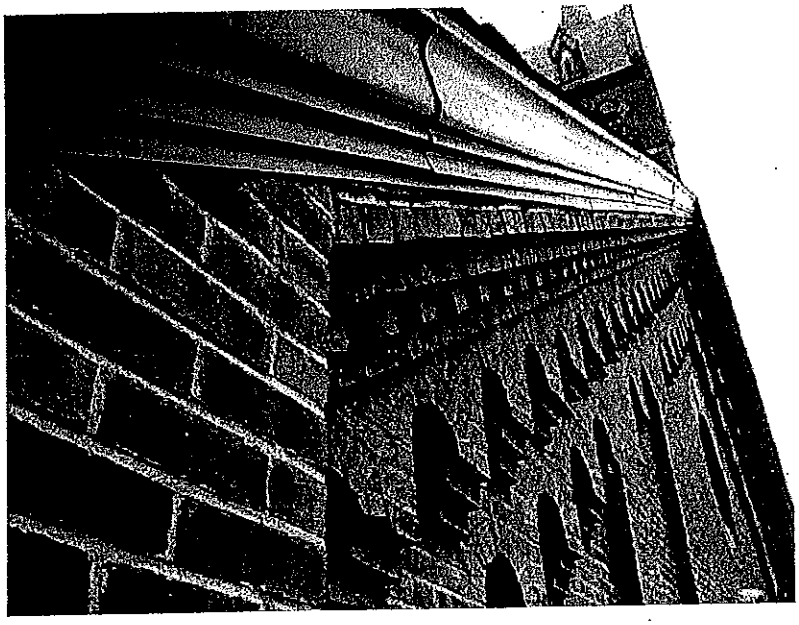
22. Photo 22 -- View of one of the rose window tracery spoke that has fallen out. The steel connection at one end is noted.



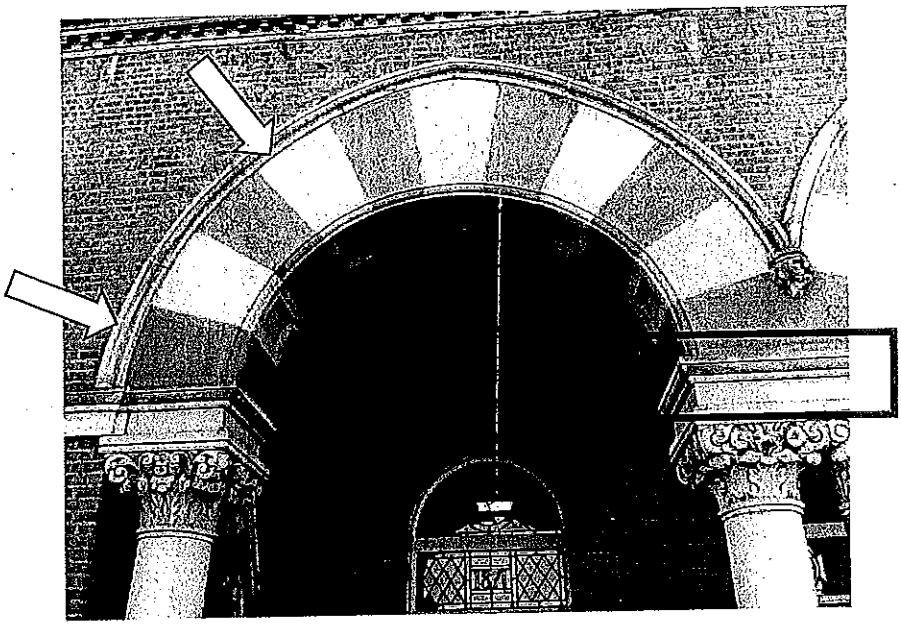
23. Photo 23 -- View of a cracked brick in the field of the wall on the South elevation of the Tower. Similar occurrences were observed on each elevation of the Old City Hall and the Annex.



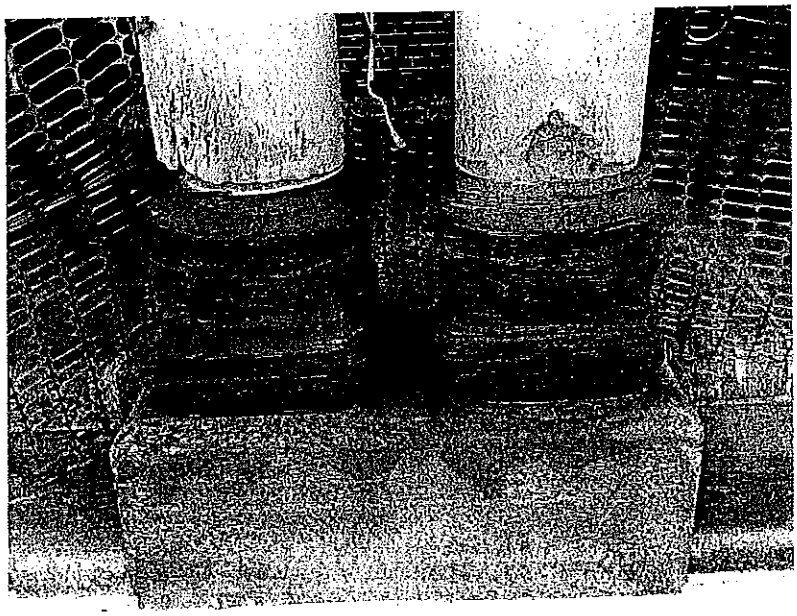
24. Photo 24 – View of the deflected brick corbel assembly at the Northwest corner. Note the open mortar joints and deflected brick.



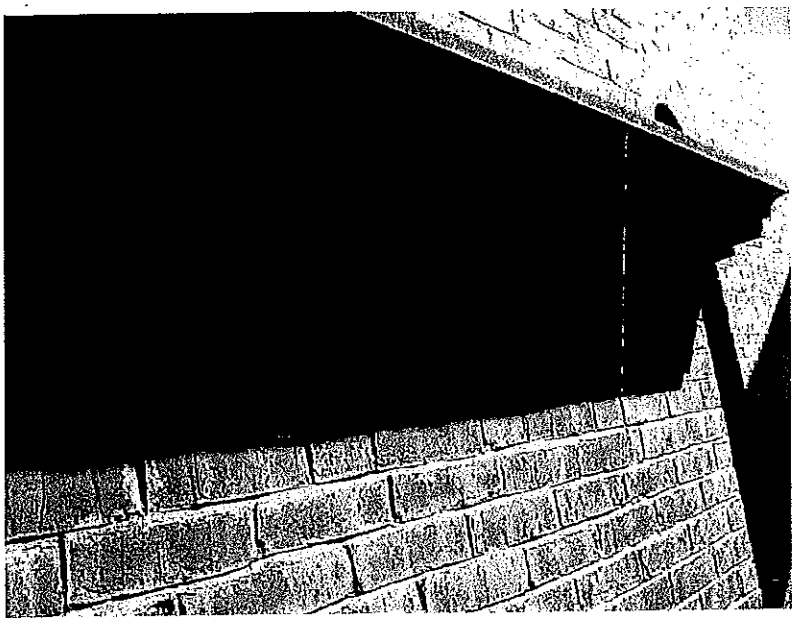
25. Photo 25 – View looking up along the North rake of the West elevation. The brick in the foreground has been rebuilt possibly as part of the 2004 repair project. The profile of the new brick and mortar is contrasted with the original brick and mortar within the arches and corbels.



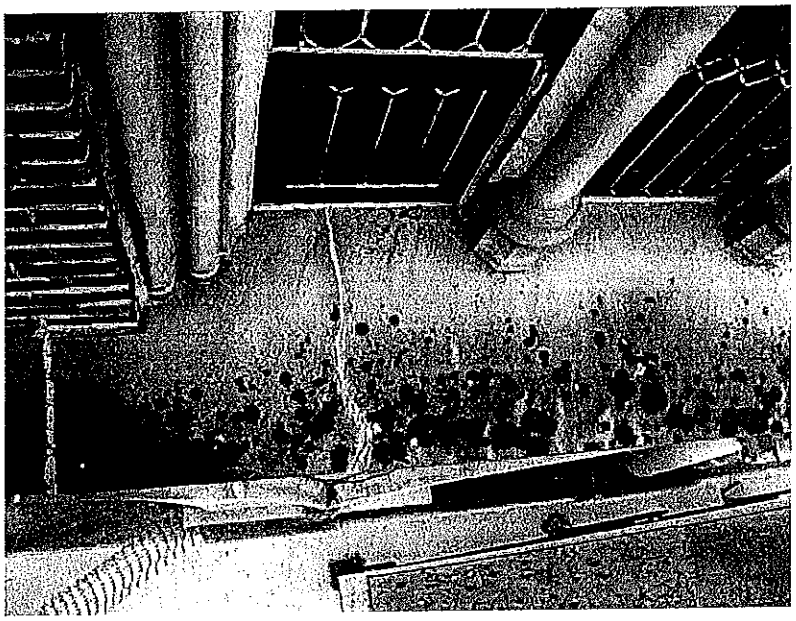
26. Photo 26 – The curved stone trim pieces on the Northern arch are cracked and have experienced surface crusting. The deteriorated stones should be replaced with new pieces that match the original. Similar deterioration was observed at the upper level stone arches. Also noted are the deteriorated stone trim above the column capitals have eroded.



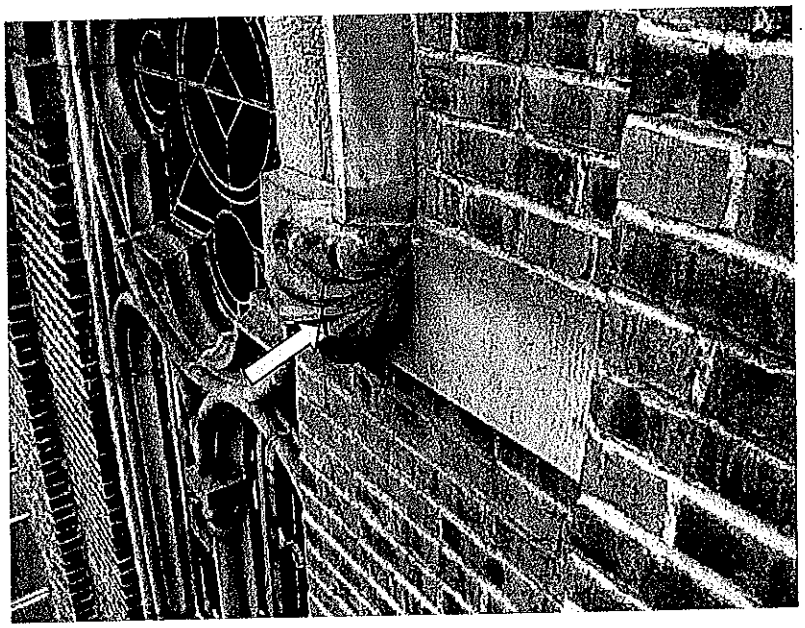
27. Photo 27 – View of the brownstone column bases that have weathered and eroded. Similarly, the bottom of the column shafts have eroded.



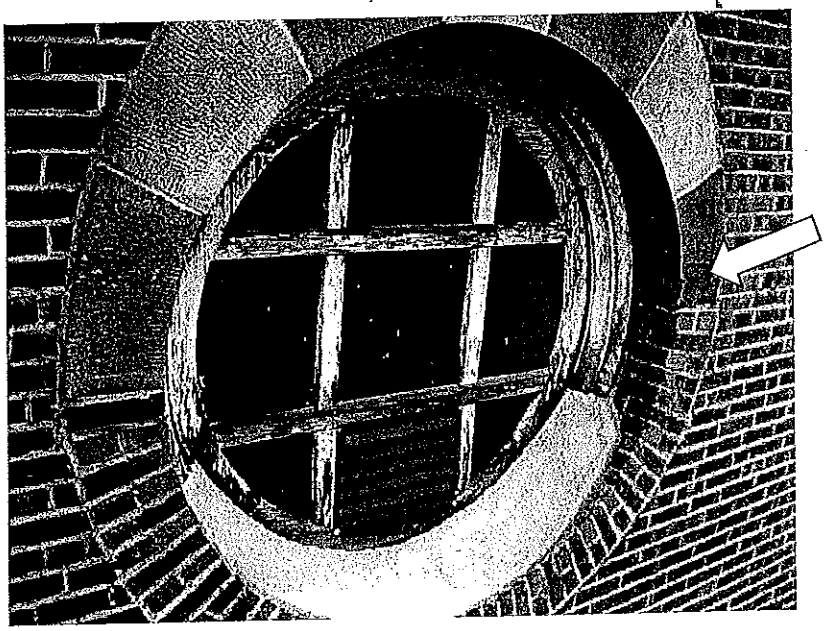
28. Photo 28 – View of the eroded underside of the stone water table on the West elevation.



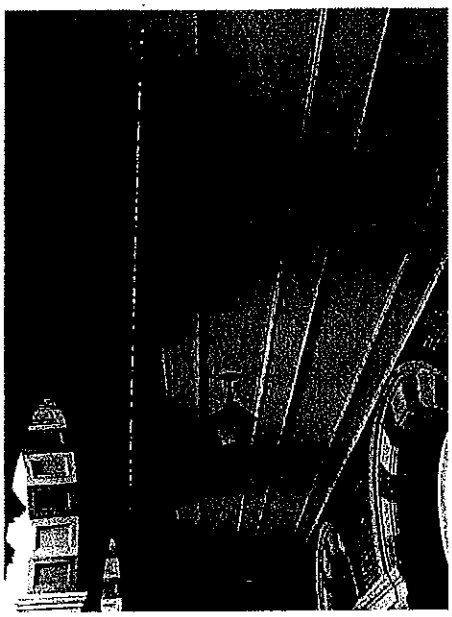
29. Photo 29 – View of the cracked stone water table on the West elevation.



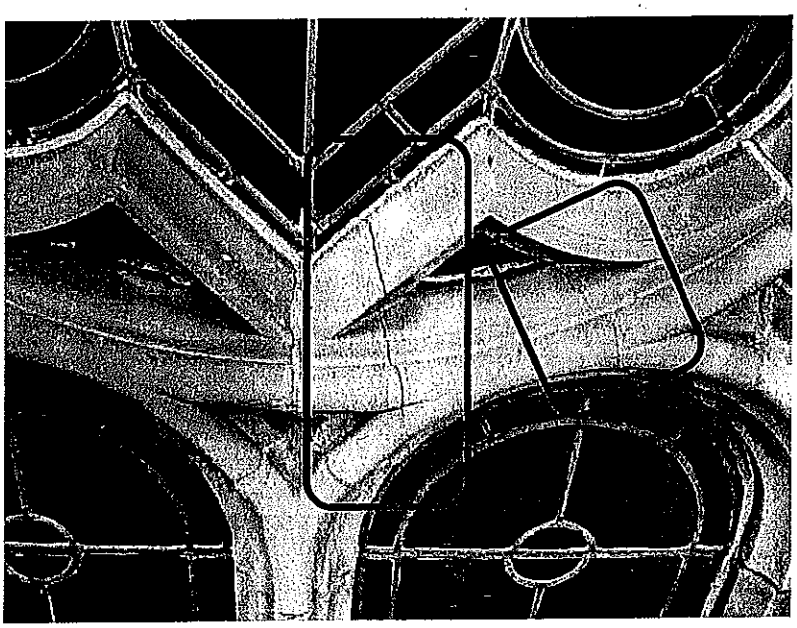
30. Photo 30 – View of the upper level stone banding and decorative floral end cap integral to the banding on the West elevation. The floral end cap is cracked in this location and several others along the elevation. At other locations, the stone banding has deteriorated.



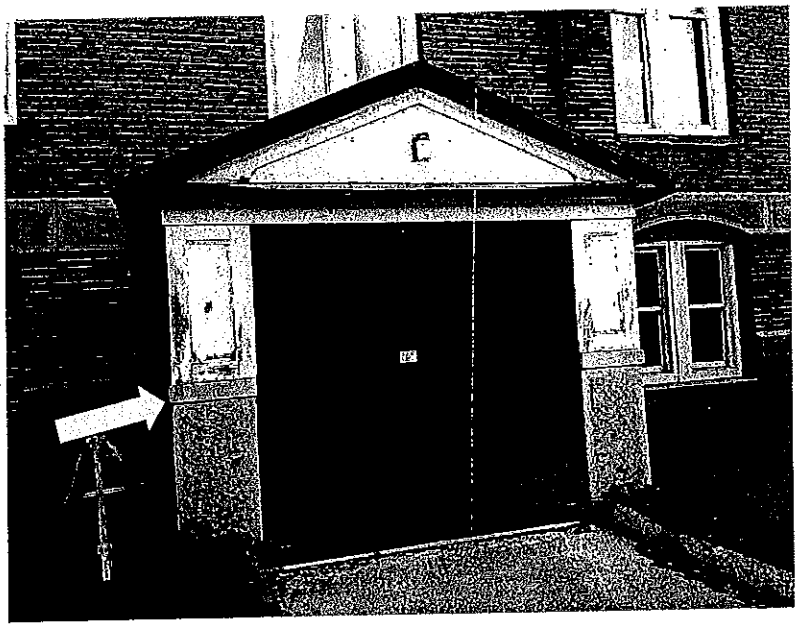
31. Photo 31 – On the West elevation, the flat stone arch has delaminated where noted. The paint on the wood window frame and brick mold trim has peeled exposing the wood to weather.



32. Photo 32 – View of the coffered wood ceiling within the main entrance portico. While the wood appears to be in good condition, the paint is peeling.

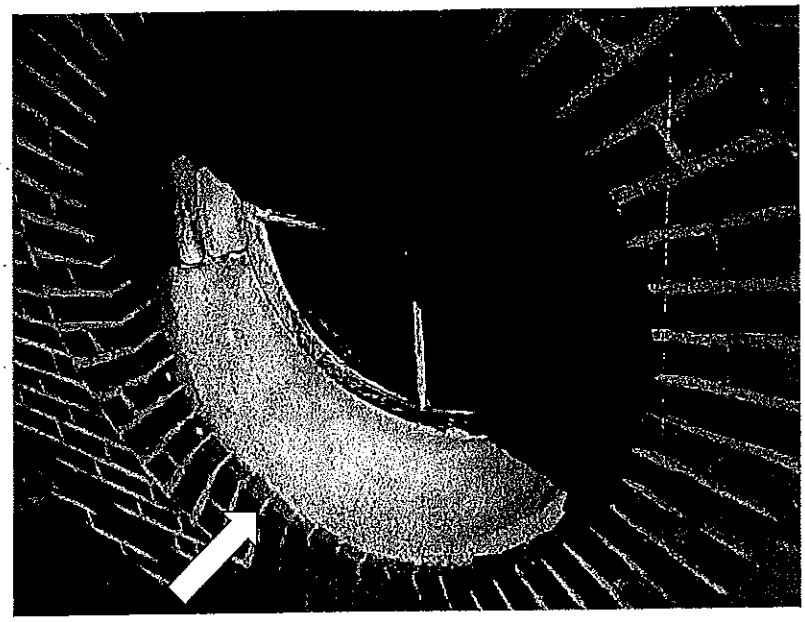


33. Photo 33 – View of the cracked stone tracery on the North elevation.

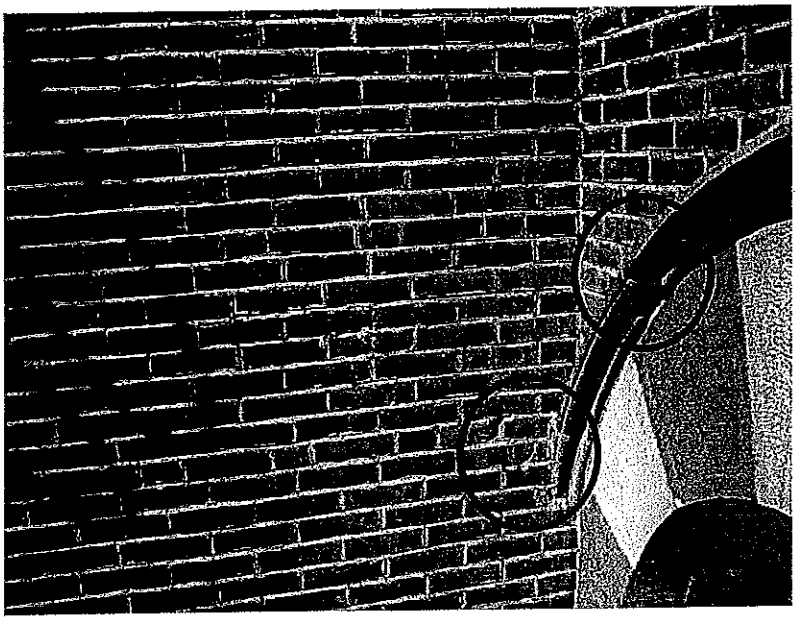


34. Photo 34 – On the North elevation, at the basement level vestibule, paint is peeling on the wood trim components resulting in deteriorated wood at the corners of the trim. The stone water table, where noted, has spalled.

35. Photo 35 – View of the rectangular water table on the South elevation, while similar to the North elevation, is in poor condition on this elevation.

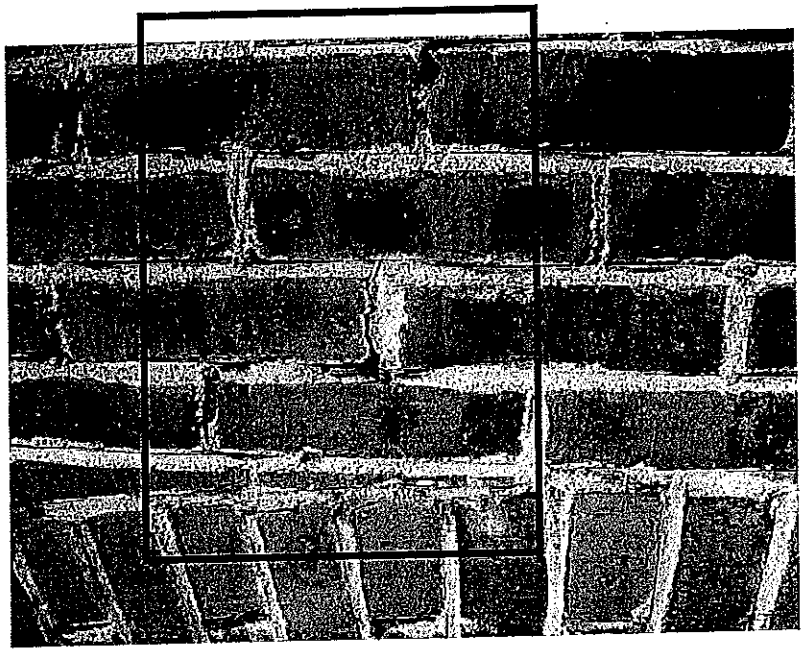


36. Photo 36 – View of the round window on the gable elevation of the South elevation. Unlike the West elevation, the mortar wash is not extended to the leading edge resulting in open brick mortar cross joints.

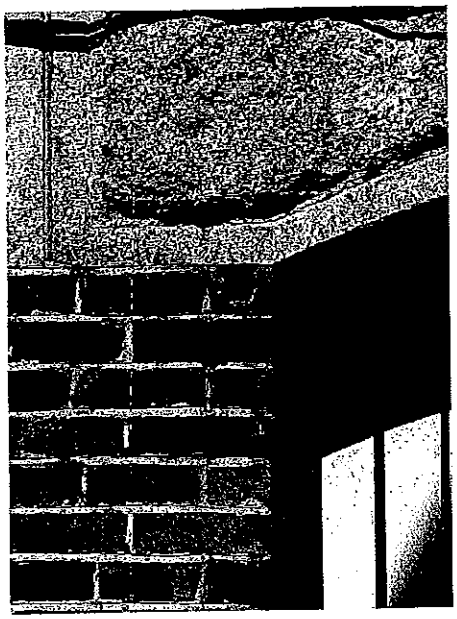


37. Photo 37 – On the gable elevation of the South elevation, the arched window spring point is buried in the East elevation of the Tower. The stone arch trim water table has spalled where noted.

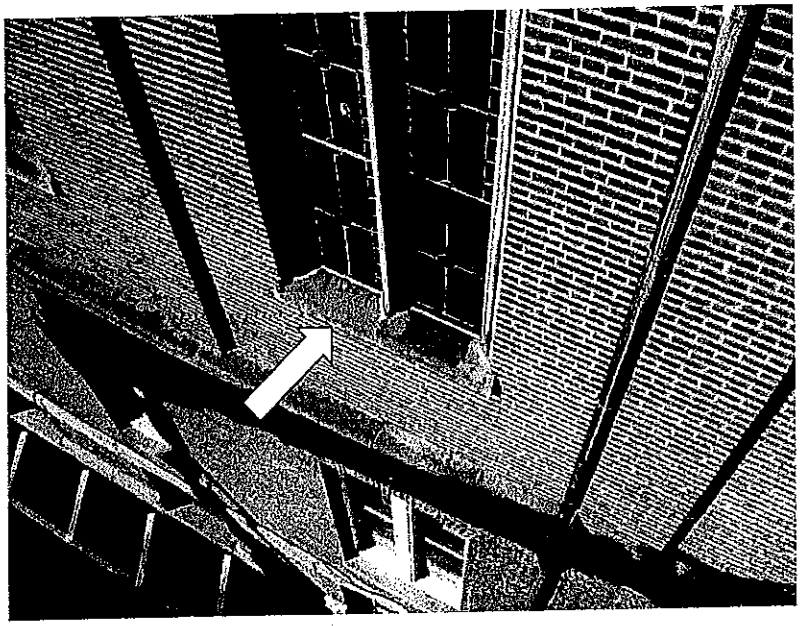
38. Photos 38a and 38b – Views of the cracked window sills on the gabled elevation of the South elevation.



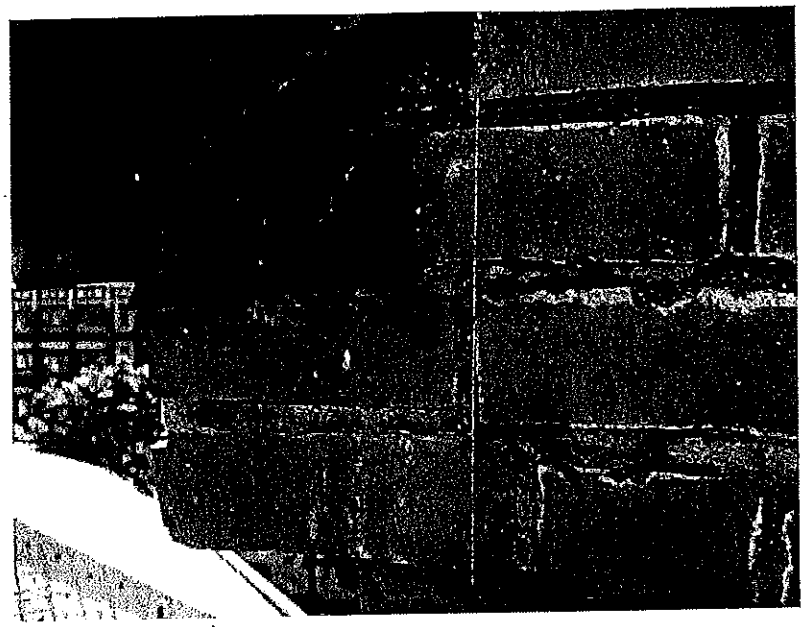
39. Photo 39 – View of the step crack in the mortar joint at a location that appears to have been previously repaired. This location is between the two windows in the easternmost bay of the South elevation.



40. Photo 40 – View of the hole in the brick at an abandoned sleeve location. Within this same bay, cracked mortar joints were observed.

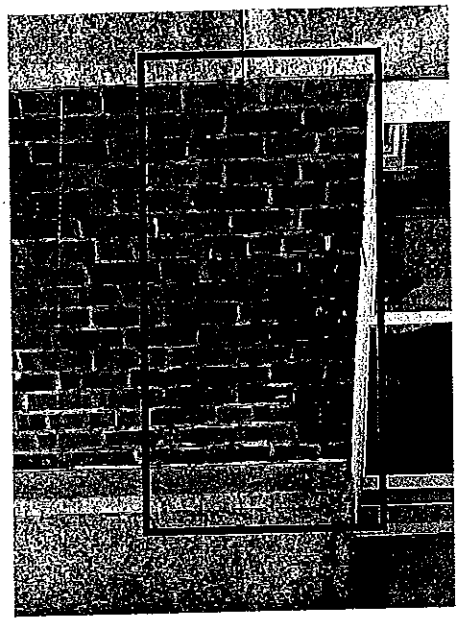


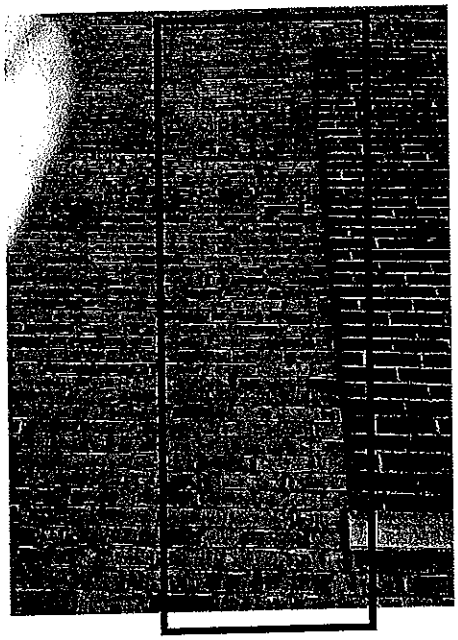
41. Photo 41 – View of the copper flashing over a stone window sill on the South elevation.



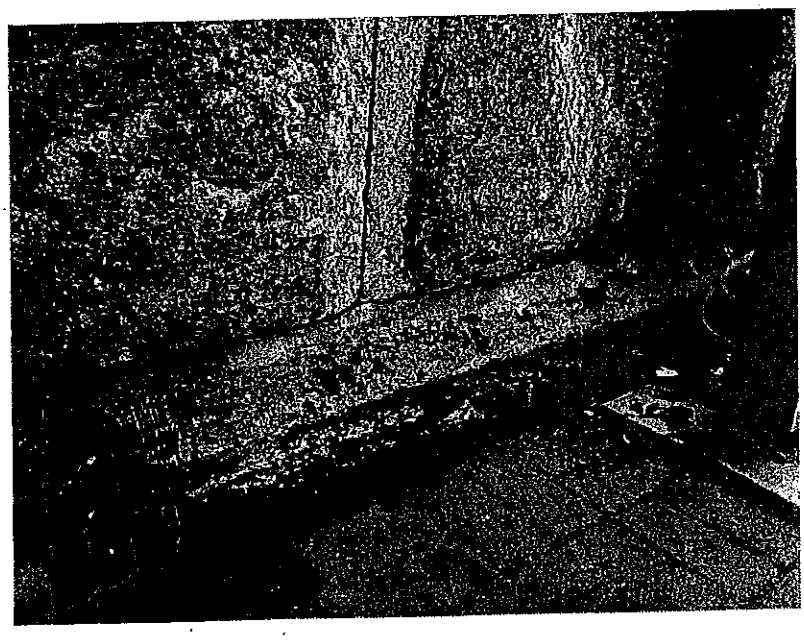
42. Photo 42 – View of the broken brick, cracked and open mortar joints at the Southeast corner at the intersection of the roof eave and rake.

43. Photo 43 – View of the Bridge roof and partial view of the North elevation. At the locations noted, the mortar joints above the step flashing have some cracks in an area that appears to have been previously repaired. Also, the sealant joints above the stepped reglet counter-flashing have several applications of sealant and are in poor condition.





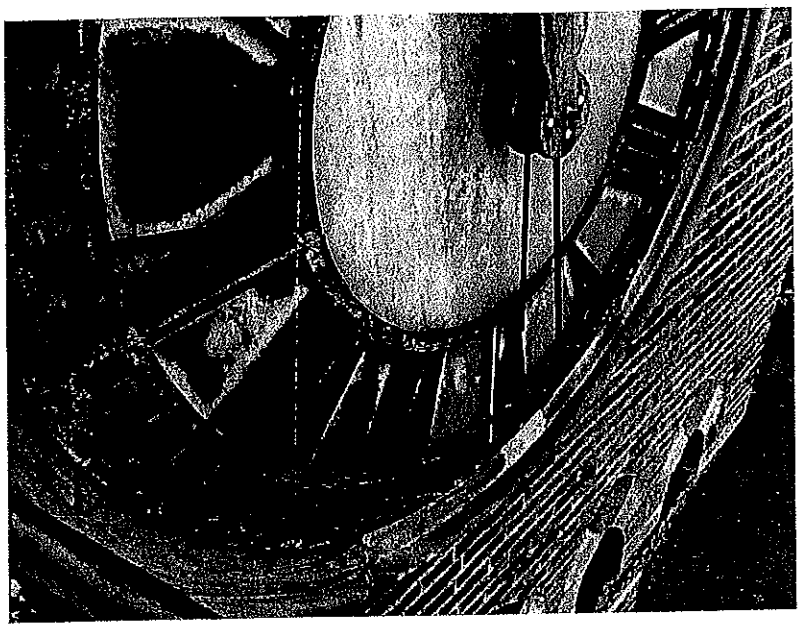
44. Photos 44a & 44b – View of a step crack in the basement level brick on the East elevation, Southeast corner. The step crack has resulted in cracked brick and open mortar joints. The crack continues through the mortar joint at the granite water table, continues up the main level and terminates near the head of the window infill. In addition to the step crack, open and cracked mortar joints were observed adjacent to the window. This condition was observed at the basement level and around each of the window openings.



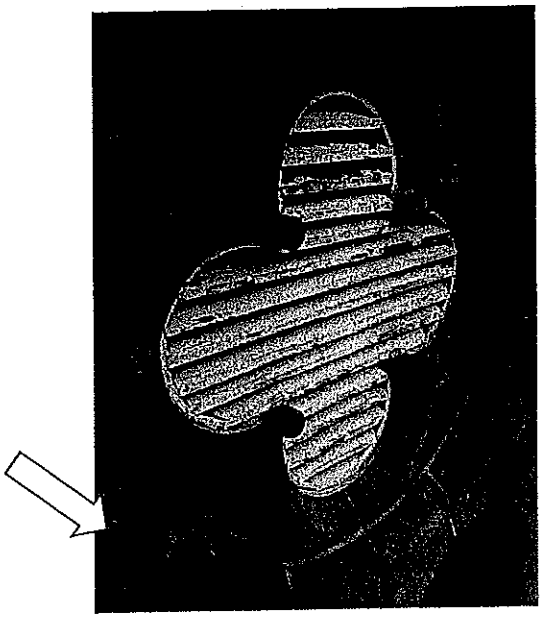
45. Photo 45 – View of the cracked and separated mortar joints in the Tower West elevation granite base.

46. Photo 46 – The sandstone water table above the granite base continue from the main West elevation has delaminated, spalled, weathered, and cracked.

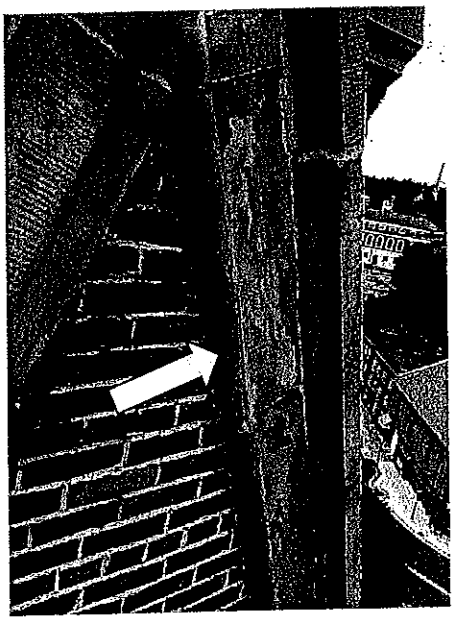
47. Photo 47 – The sandstone sill at the intermediate Tower window has spalled. The wood trim at each of the sliver windows on the Tower's elevation has peeled exposing the wood frame and brick mold trim to weather.

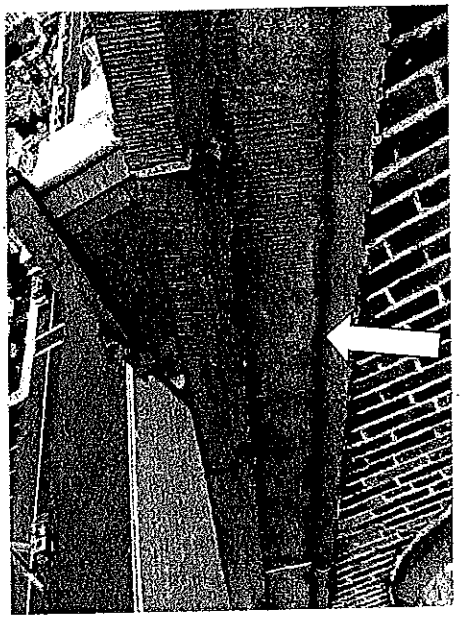


48. Photo 48 – Partial view of the clock and curved stone surround on the West Tower elevation. The lower stones are weathered, cracked, and spalled. The paint on the iron clock face has deteriorated exposing the iron to further deterioration. The iron contains surface rust and is pitted. The opal glass appears intact although a layer of environmental soiling was observed. The wood hands on iron rods have deteriorated. Similar defects were observed on the East elevation clock.

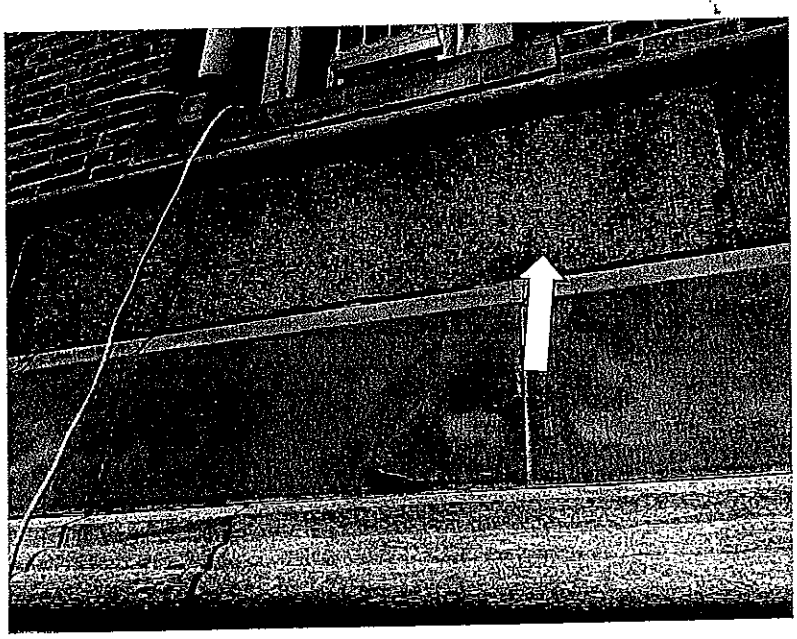


49. Photo 49 – View of the rose louver on the West Tower elevation. The area denoted indicates delaminated stone. The louver is not resistant to wind driven rain and is there is evidence of water infiltration on the interior. The paint on the louver has peeled exposing the metal to further deterioration. The perimeter sealant has lost cohesion and is in a failed condition.

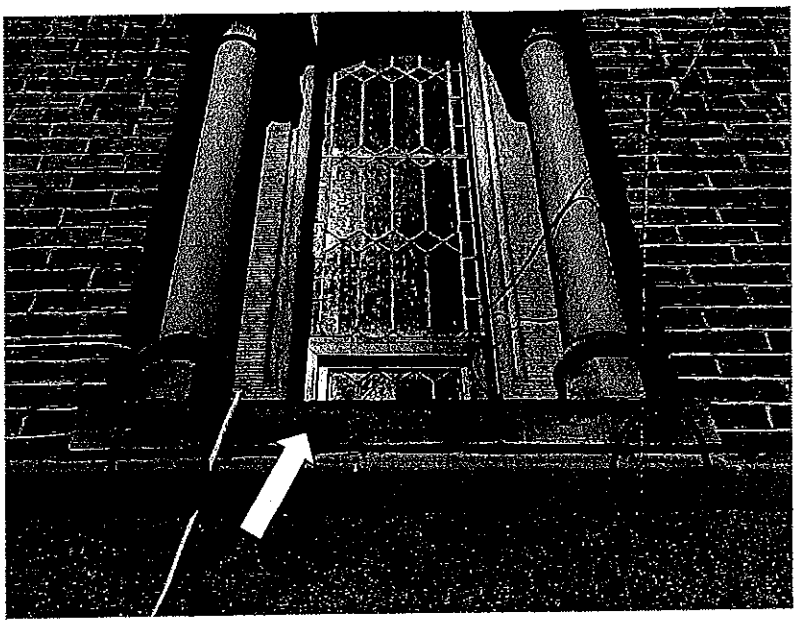




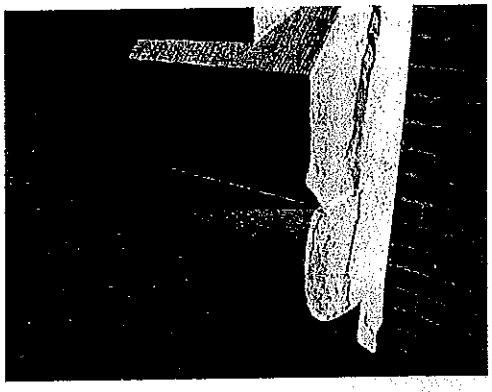
50. Photos 50a & 50b – Views of the weathered facing stones below the coping stones that should be removed and replaced. The stones in the left photos are primarily along the South rake while the left photo is along the North rake. The mortar cross joints for the coping stones are typically cracked and open.

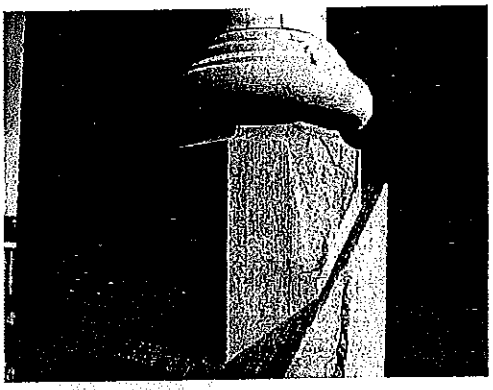


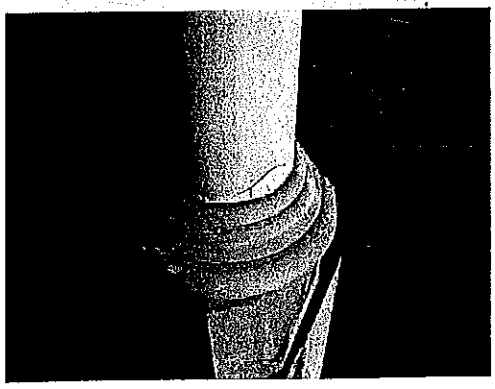
51. Photo 51 – View of the delaminated stone banding above the granite base on the Tower South elevation.



52. Photo 52 – View of the cracked window sill and water table on the South Tower, main level.

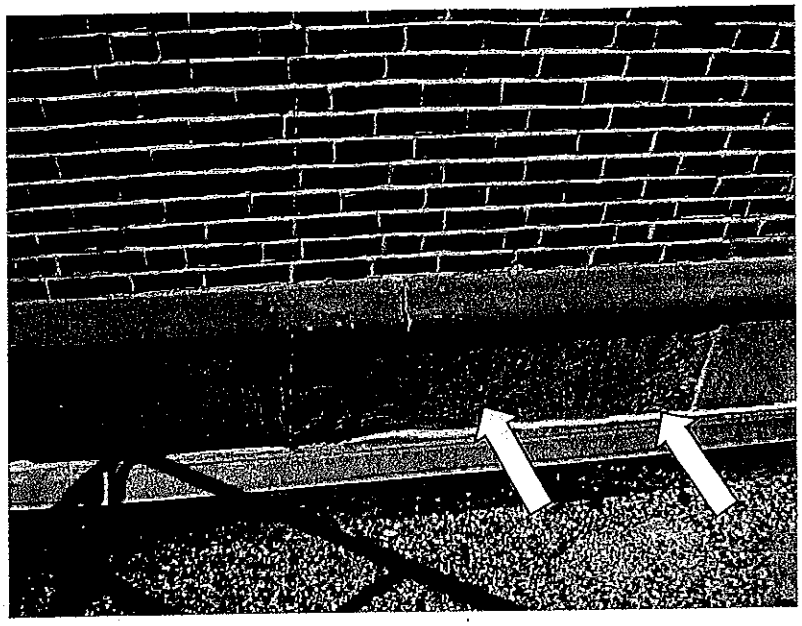




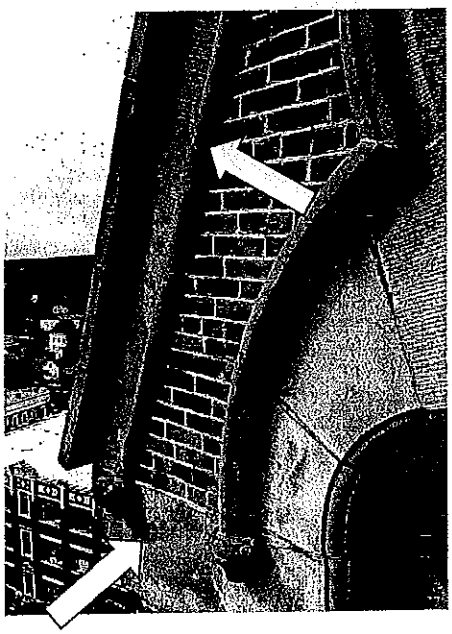


53. Photos 53a, 53b, & 53c – Views of the amortisment and column shaft stones on the Tower South elevation.

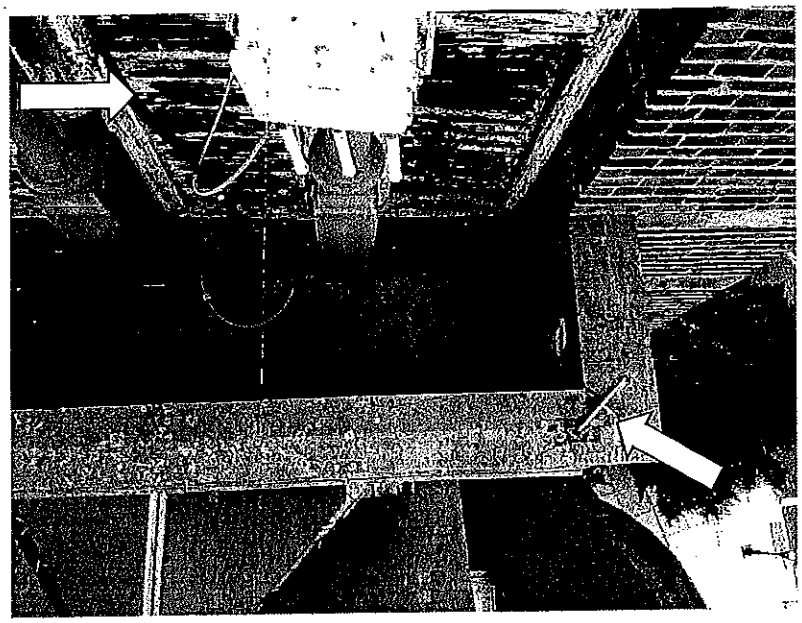
54. Photo 54 – Overall view of the South Tower clock and surrounding masonry components. The clock deficiencies are similar to those on the West elevation. Below the clock, stone banding exhibited deterioration including flaking, weathering, deteriorated mortar joints, and surface crusting. Step cracks were observed below the clock that appears to continue on the outside faces of the stone surround and connect to step cracks in the brick above the clock and into the sloped amortisement stones on the right (East) side.



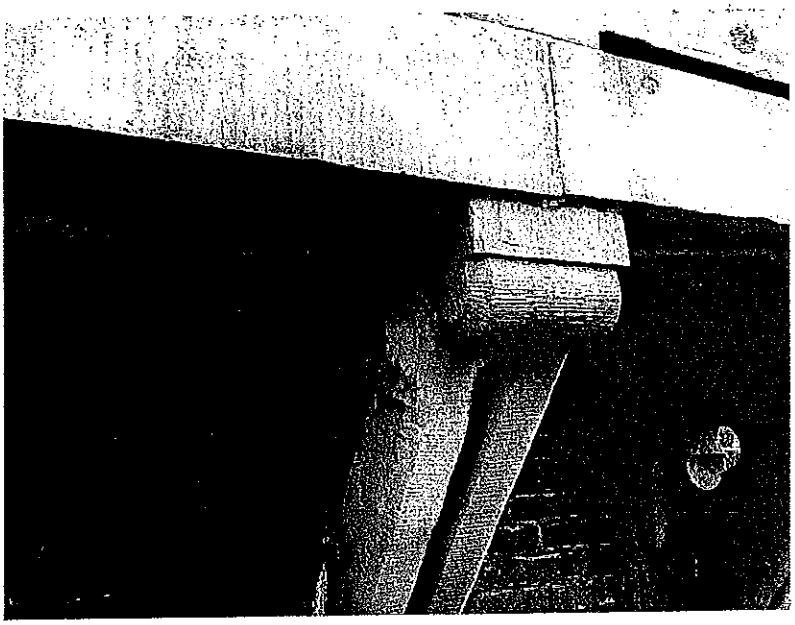
55. Photo 55 – View of the delaminated stone water table above the basement entrance roof. The flashings appear to be in serviceable condition however, the sealant has failed.



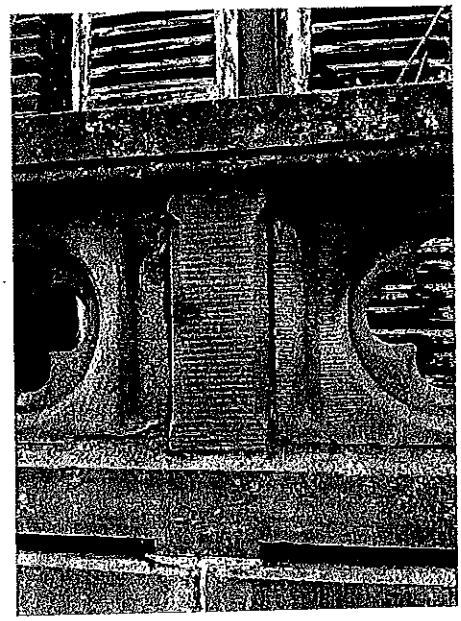
56. Photo 56 – View of the delaminated stone banding and florette accent on the East Tower elevation.

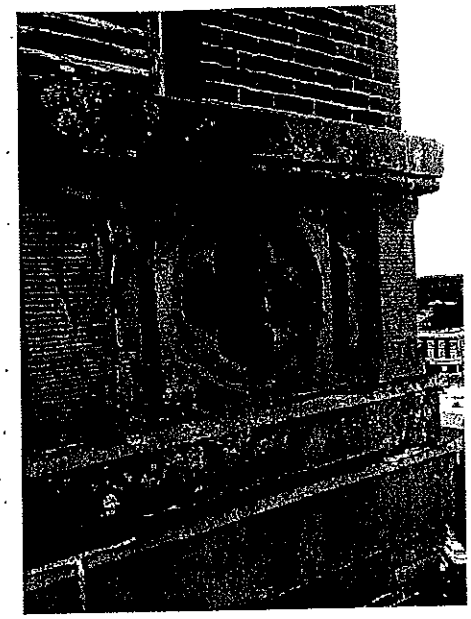


57. Photo 57 – View of the Tower North balcony. Note the stainless steel pin at the corner and the rust on the louvers where the paint has deteriorated.

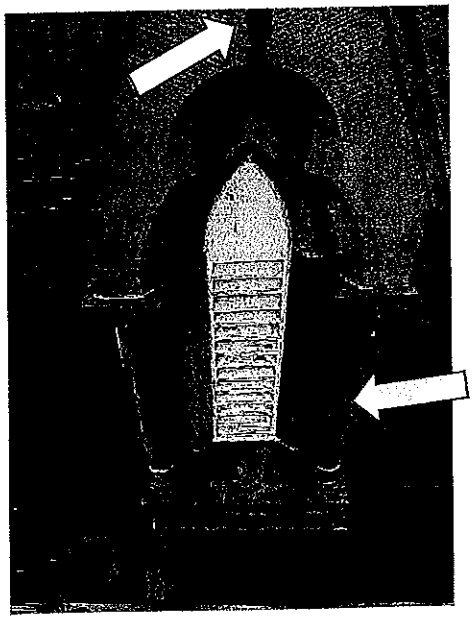


58. Photo 58 – View of the stone brackets beneath the balcony. Note the efflorescence on the underside of the balcony platform and the eroded bracket outrigger. These items are evidence of water infiltration and stone deterioration.

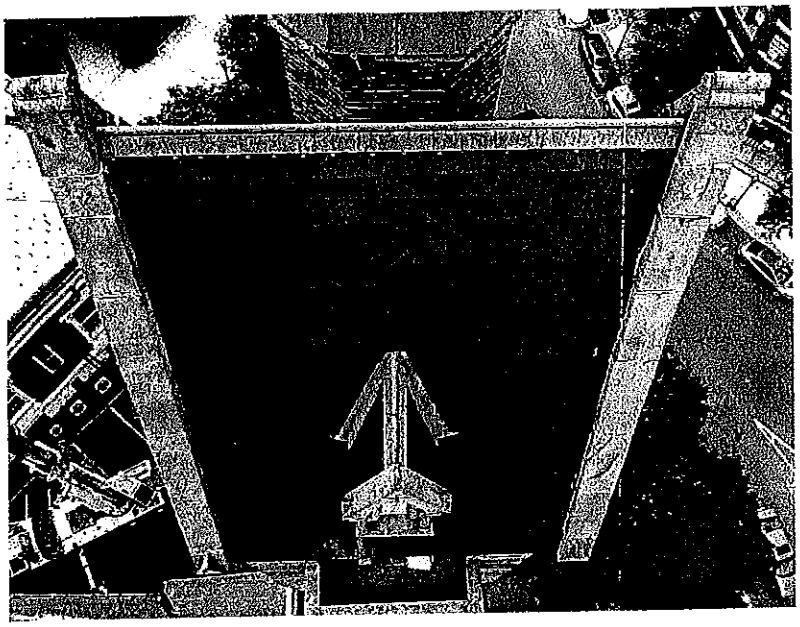




59. Photos 59a and 59b – Views of the stone balcony post, rails, and panels. Lichen growth was observed on the face of various stone components. Many of the rail components including the west rail panel in the right photo are cracked, delaminated, and spalled.

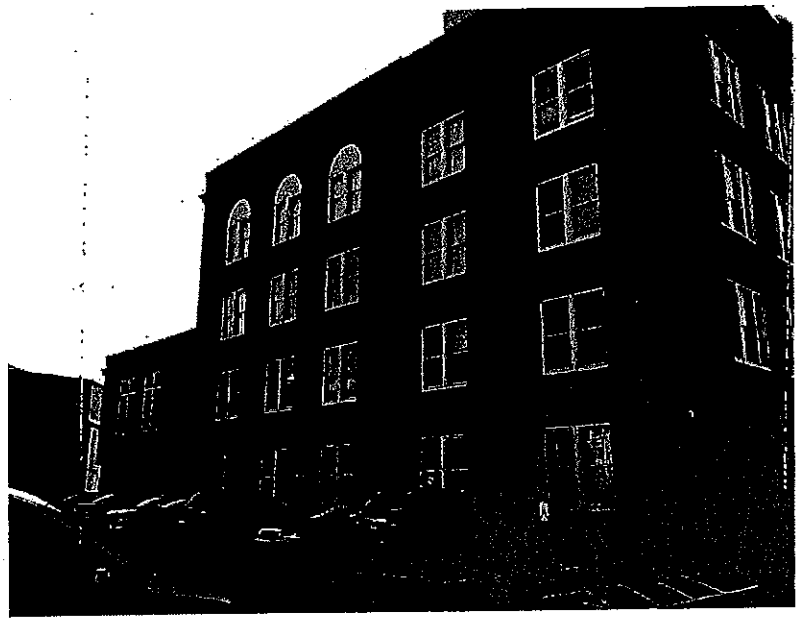


60. Photo 60 – View of the North Tower dormer elevation. The gable stone is cracked at a ferrous metal pin. The stone column on the right (West) side is cracked. Also, the stone mortar joints have deteriorated and the paint has peeled from the louver. The louvers are not resistant to wind driven rain and water infiltration from the louvers was observed on the interior.

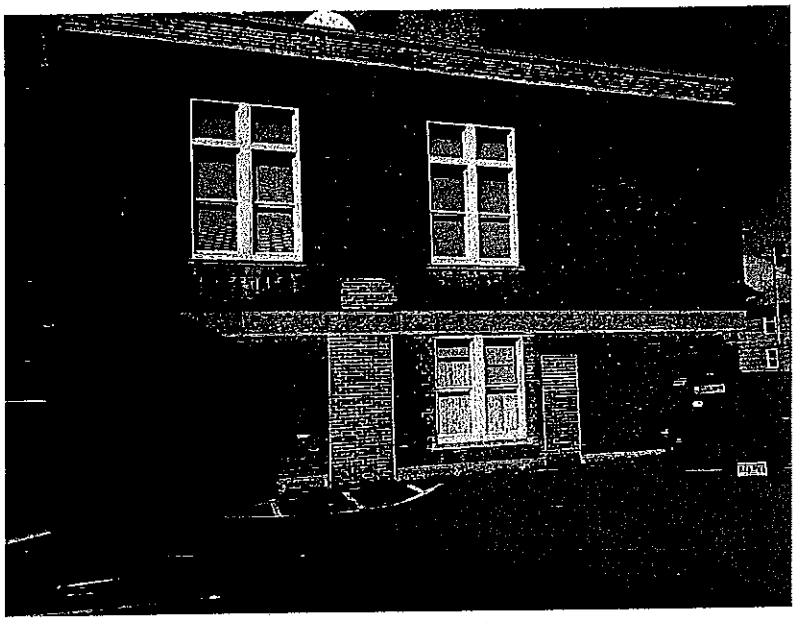


61. Photo 61 – Overall view of the North side of the Tower Roof, dormer, and coping stones along the West and East gabled roof rakes.

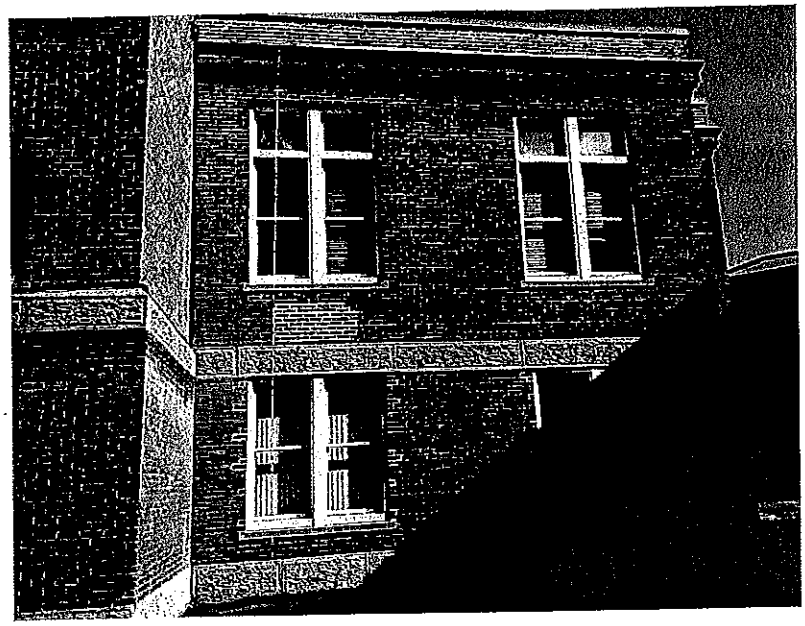
62. Photo 62 – Overall view of the Annex North elevation. The stone elements are cast stone with brick articulation along the cornice.



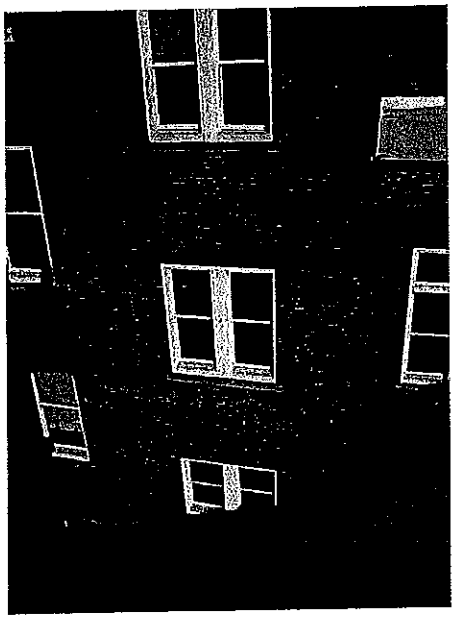
63. Photo 63 – Overall view of the Annex South elevation.



64. Photo 64 – View of the South elevation two story wing of the Annex.

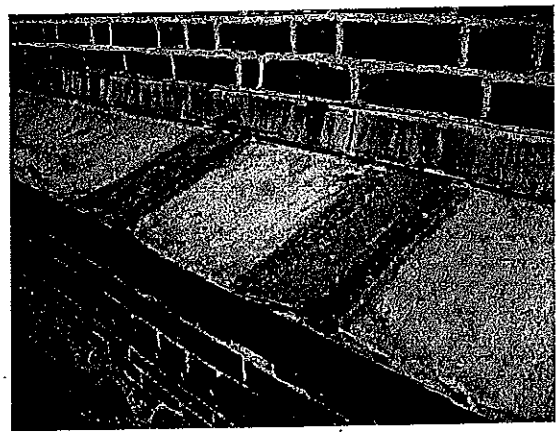


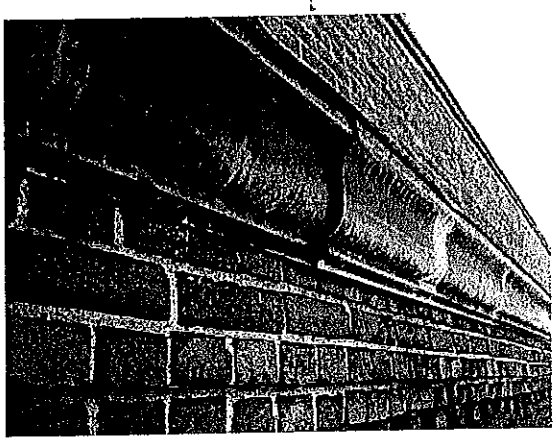
65. Photo 65 – View of the Southwest elevation Annex two story wing.



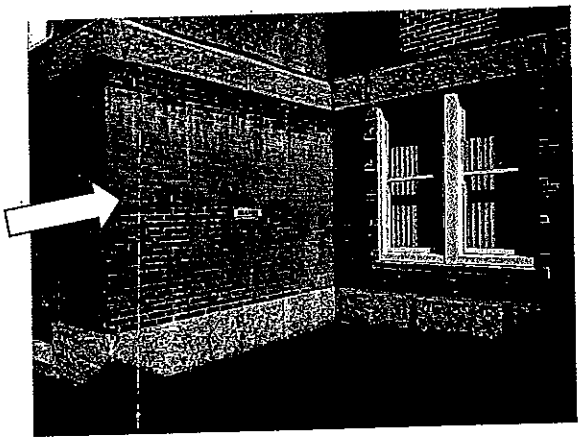
66. Photo 66 – Partial view of the Southwest Annex elevation.

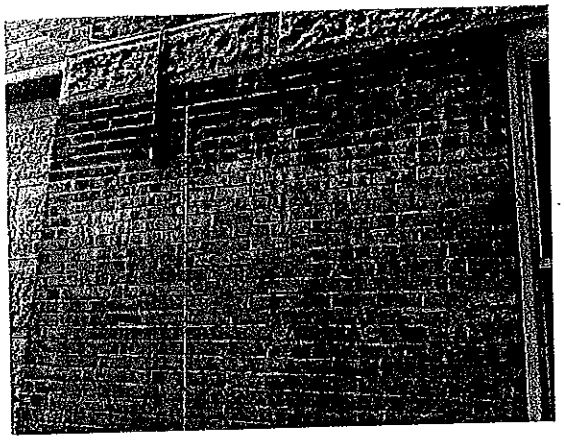
67. Photo 67 – Enlarged view of a steel lintel and bearing on the North Annex elevation. There is no visible drip edge or through-wall flashing at this location or the other locations observed. Most of the lintels observed were rusted but were not deflected. Also, most of the lintel bearings were buried within the mortar.



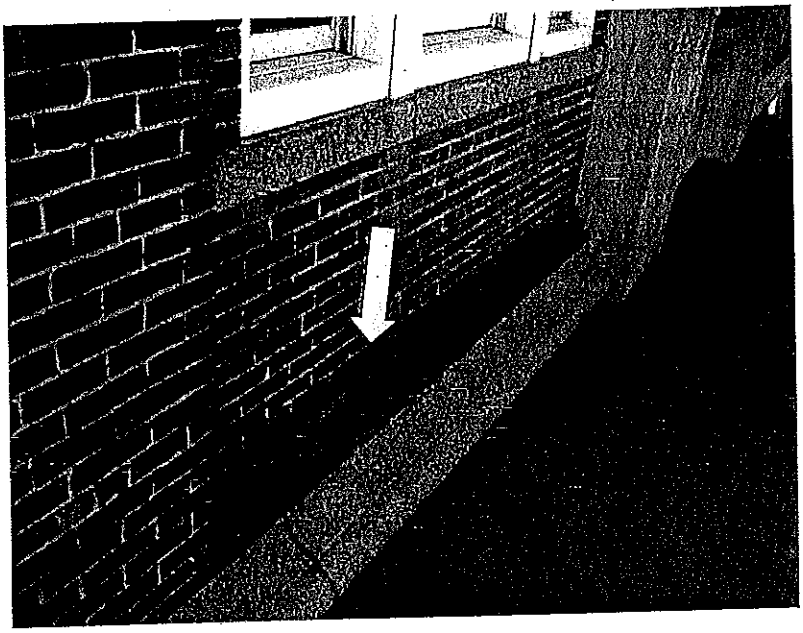


68. Photos 68a and 68b – View of open solder seams at the copper cornice. The cornice is comprised of three pieces; the ogee fascia, the cap, and the counter flashing at the parapet. The copper appears original to the 1929 building.

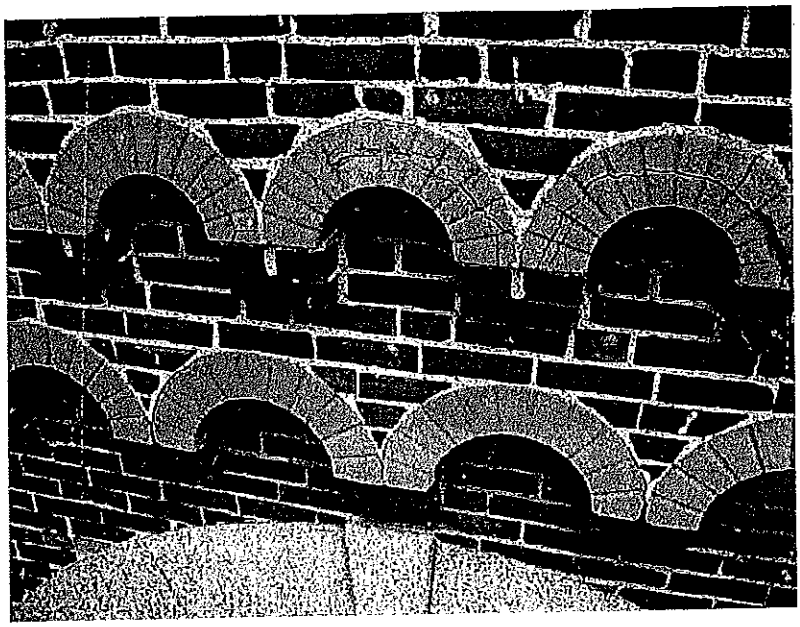




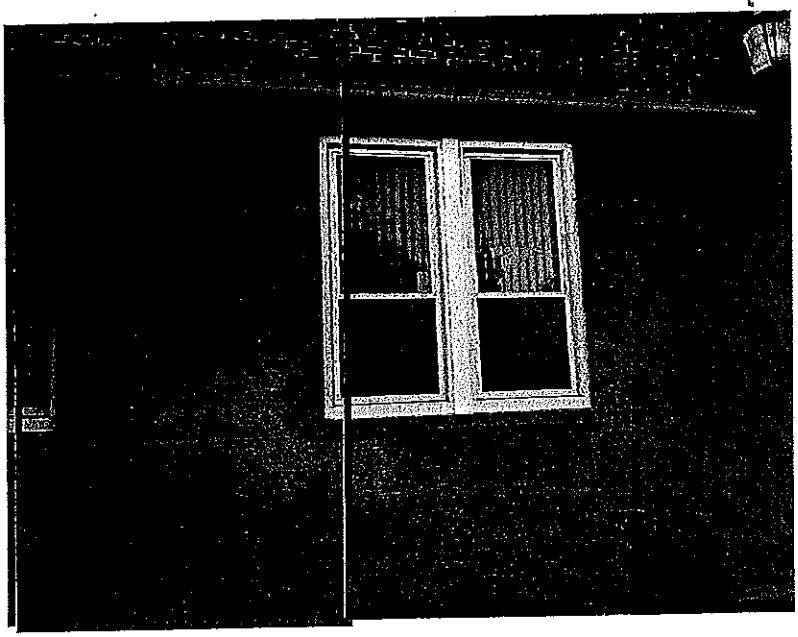
69. Photos 69a and 69b – View of soiling observed on the brick on the Annex South elevation (left photo) and Annex West elevation (right photo).



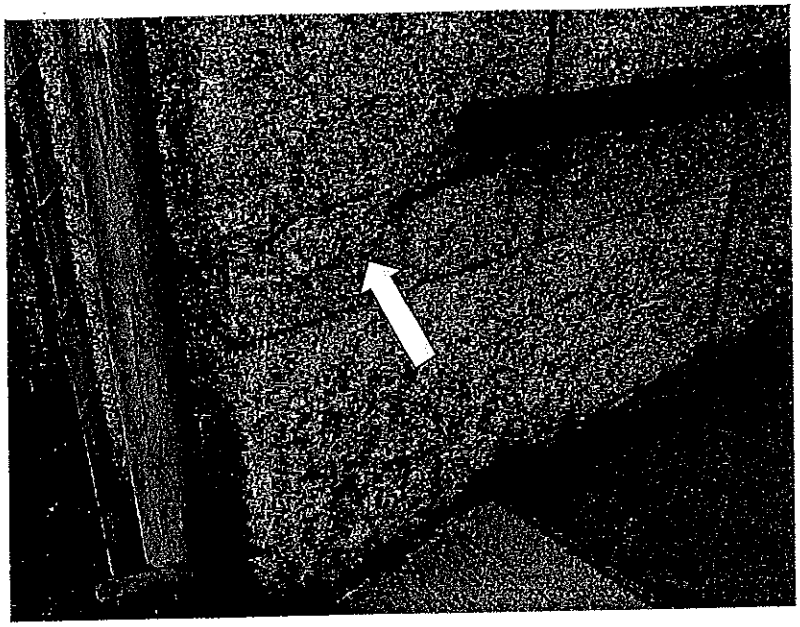
70. Photo 70 – View of the open mortar cross joints at the inward stepping brick above the main level water table on the Annex North elevation.



71. Photo 71 – View of the masonry arches on the Northwest elevation of the Annex between the fourth level windows and the copper cornice. Similar repairs were observed on the North and Northeast elevations. The masonry arches have cracked and spalled in some locations.

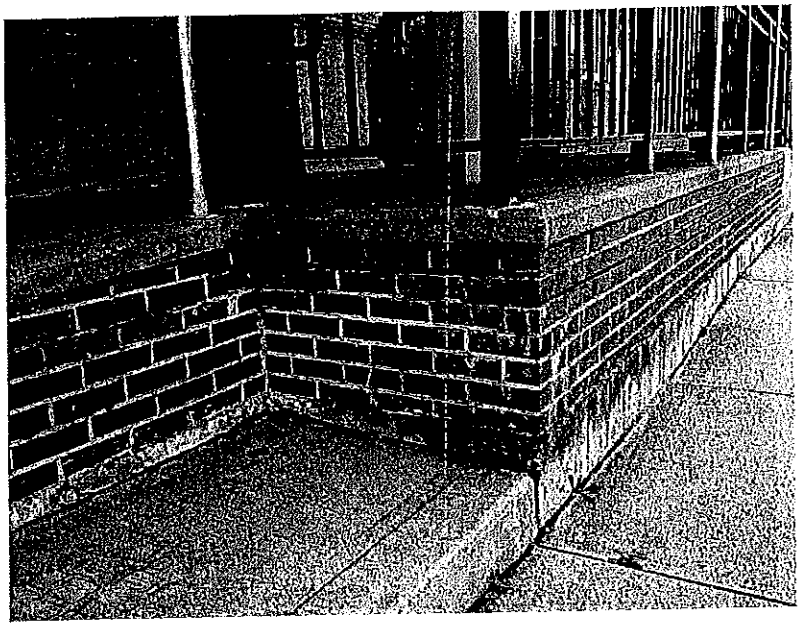


72. Photo 72 – View of the cast stone at the Annex North elevation, main level where the mortar joints between the windows are cracked.

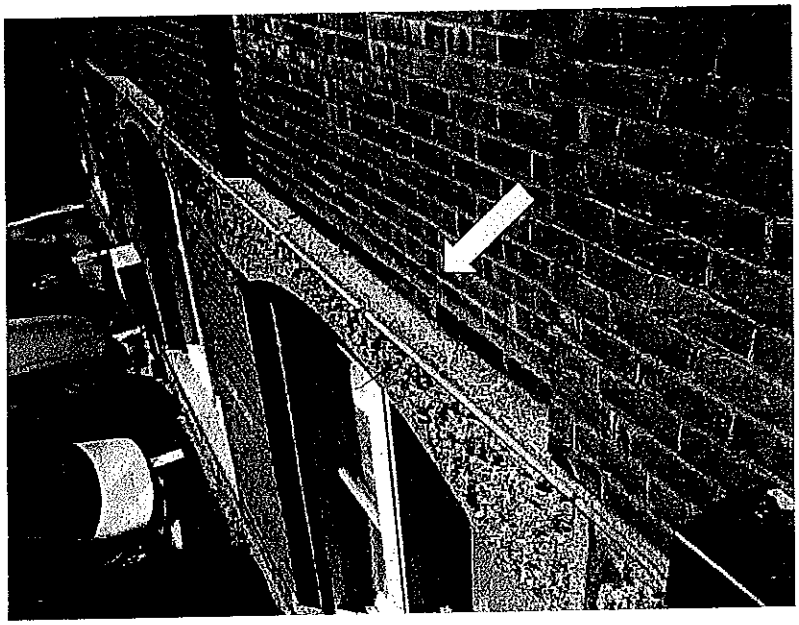


73. Photo 73 – View of the cracked cast stone base at the Annex Northeast corner. Steel reinforcing is exposed and rusted.

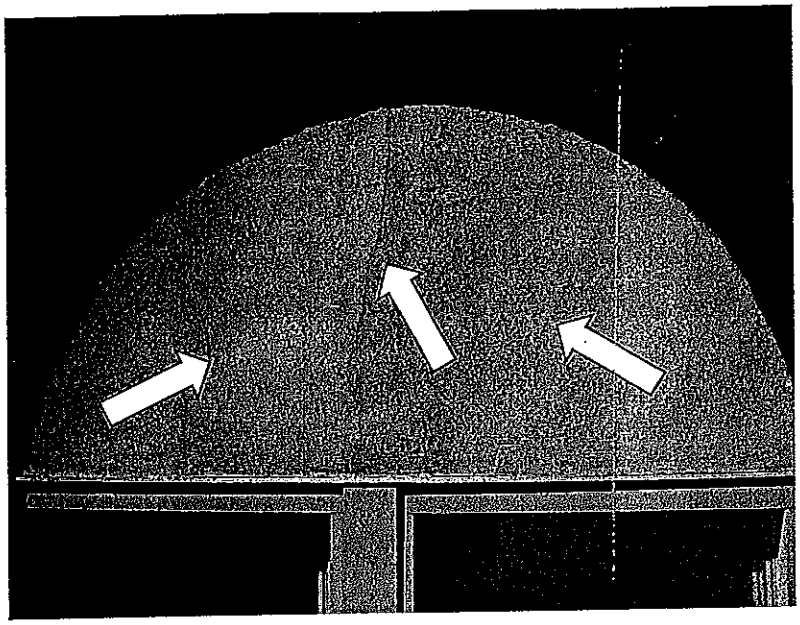
74. Photo 74 – View of the cracked and spalled stone where noted at the Northwest corner of the Annex. Also note the spalled concrete parge coat over the brick foundation.



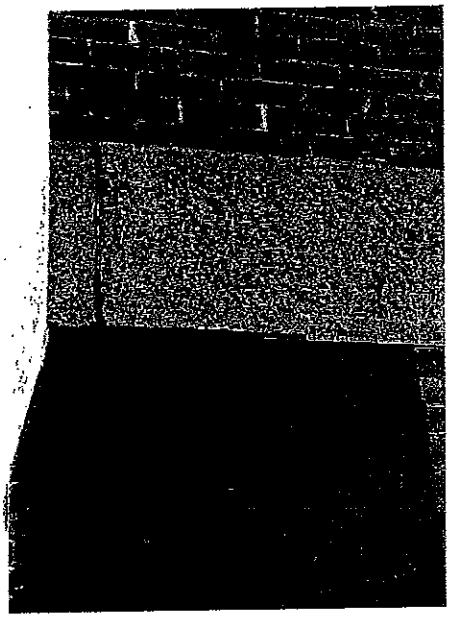
75. Photo 75 – View of the vegetative growth and efflorescence on the brick below the ramp on the Annex North elevation.



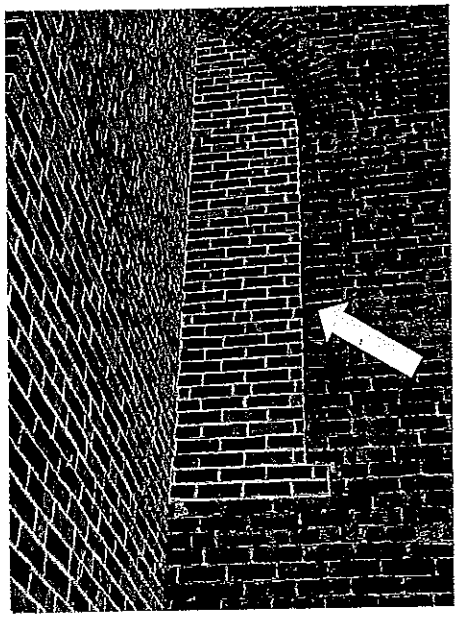
76. Photo 85 – View of the moisture stained brick above the arched cast stone on the East Annex elevation. This condition was observed at each bay along the elevation. The mortar joints between the cast stone water table pieces have cracked and are open.



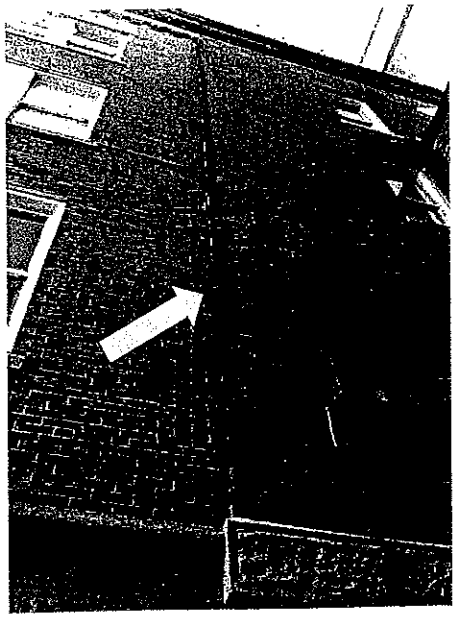
77. Photo 77 – View of the stucco arched panel above the Annex East elevation fourth level windows. There are open joints between the stucco and the brick in addition to cracks within the surface of the stucco.



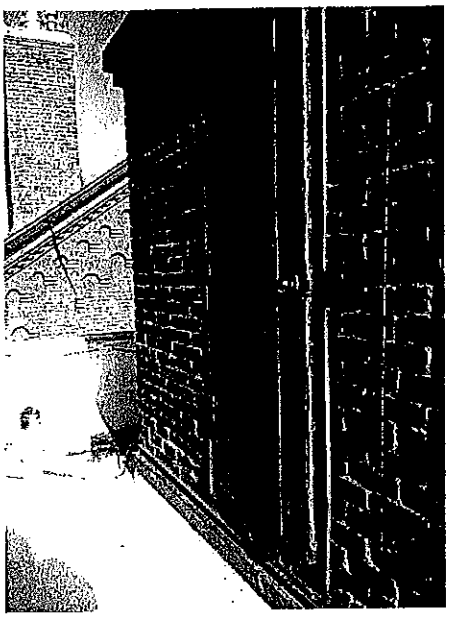
78. Photo 78 – View of the steel plate on the underside of the second level of the Annex Southeast corner. The steel plate has rusted but appears structurally sound.

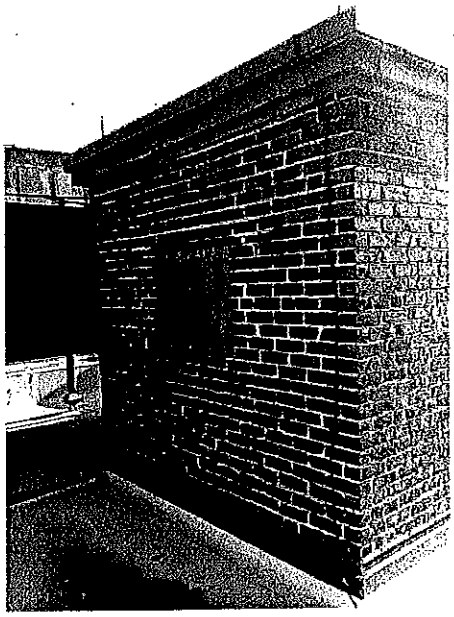


79. Photo 79 -- View of the brick infilled window opening adjacent to the vertical duct shaft on the South Annex elevation. The mortar joint along the infill and the original brick have deteriorated. The infill brick is not keyed into the existing masonry.

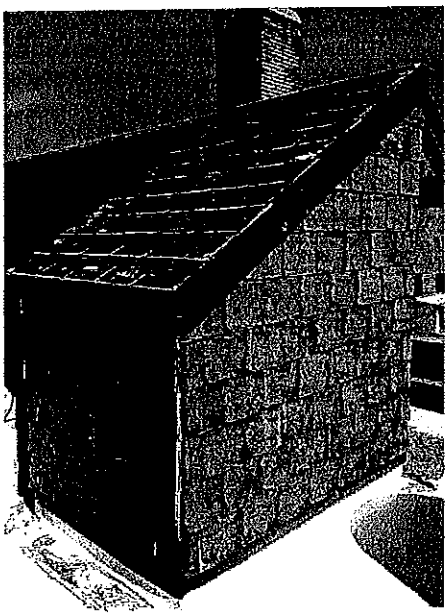


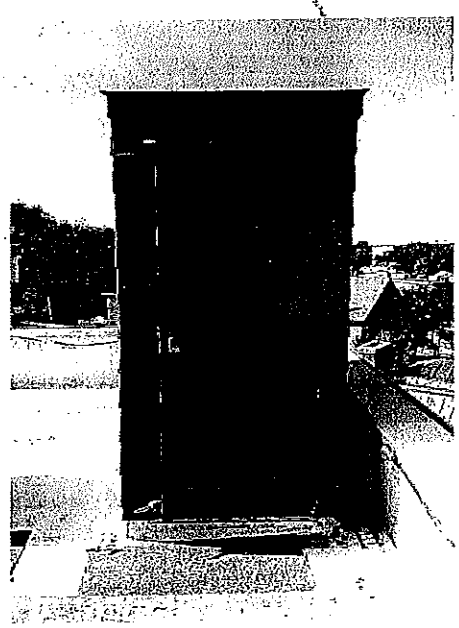
80. Photo 80 -- View of the projecting brick transition on the West Annex elevation. The brick along the transition is soiled and spalled in many locations. The mortar joint between along the transition has cracked and is open.



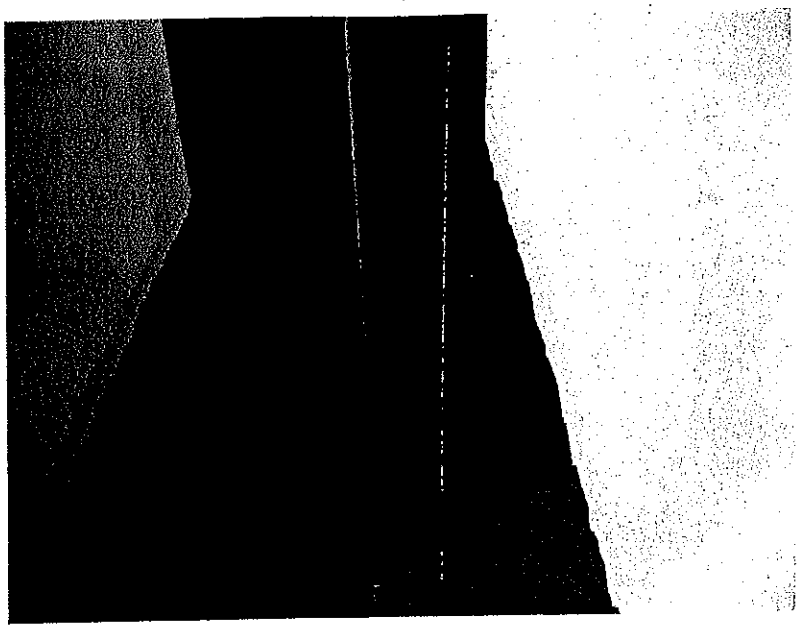


81. Photos 81a and 81b – Views of the Annex high roof elevator penthouse. The brick, while serviceable has weathered and the mortar joints have eroded and others are cracked or missing. The steel door is rusted and is difficult to open. The windows appear to be original and have rust on the steel frame.

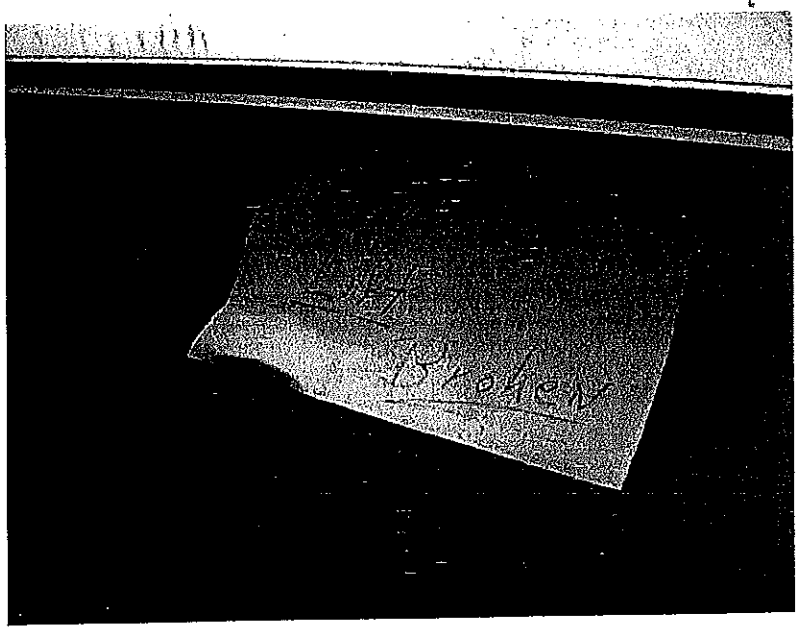




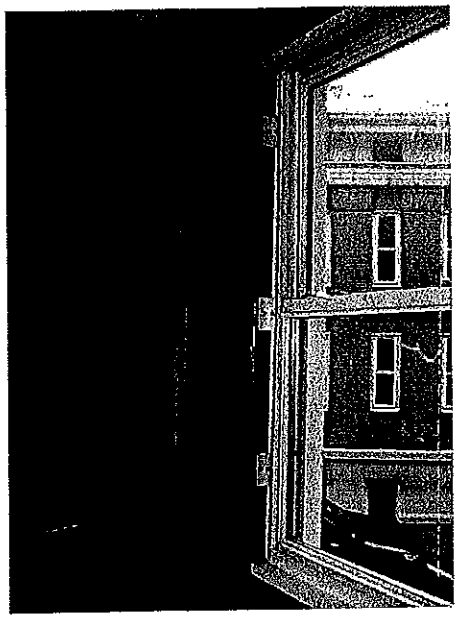
82. Photos 82a and 82b – Views of the Annex high roof stair penthouse. The walls and roof are lined with asbestos tile shingles as confirmed by the environmental report. There are loose and missing shingles.



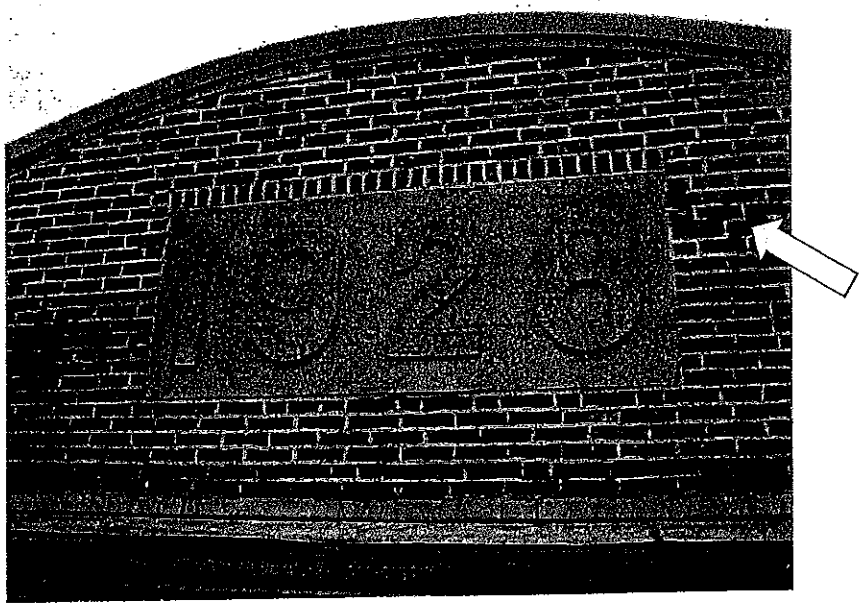
83. Photo 83 – View of the underside of the Annex replacement window's upper and lower sashes that has a broken counter-balance component. This was observed at a few windows that were operated. The operation of the windows typically required excessive force to open.



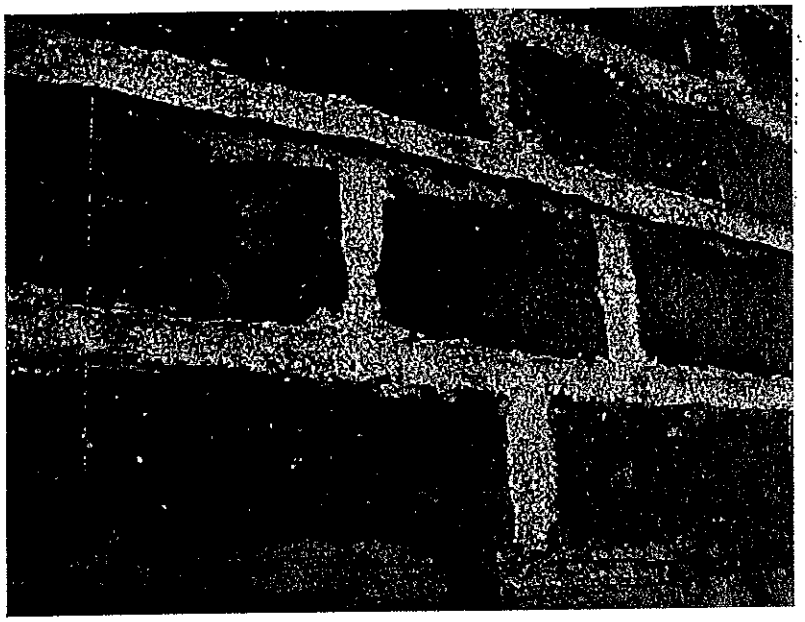
84. Photo 84 – One of the windows overlooking the Annex two story low roof from the Southwest stair was broken.



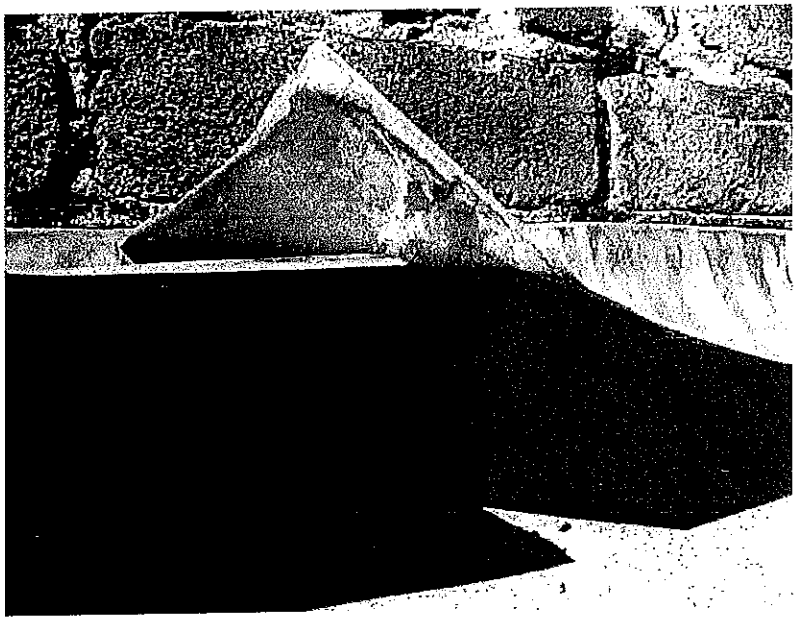
85. Photo 85 – View of the window clips that secure the window frame to the substrate. This was observed at a window on the West elevation of the Annex Southwest stair.



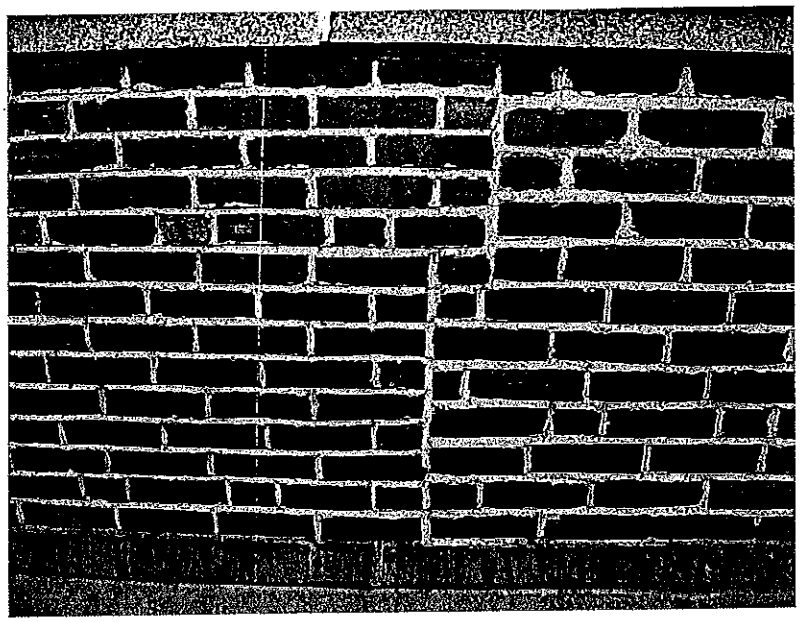
86. Photo 86 – View of the cast stone plaque set within the North Annex North original and rebuilt parapet. The rebuilt brick and mortar do not match the original construction. At the upper right corner, the new brick has started to crack and spall. The joint along the through-wall flashing and brick has been sealed, which will trap moisture within the parapet assembly.



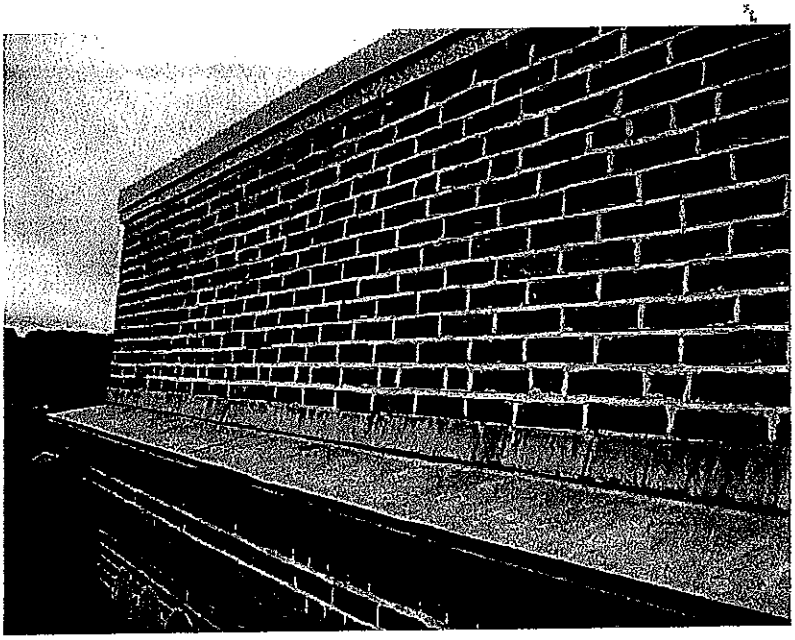
87. Photo 87 – View of the horizontal crack that is continuous with a large step crack in the original brick parapet construction at the East end of the Annex North elevation parapet.



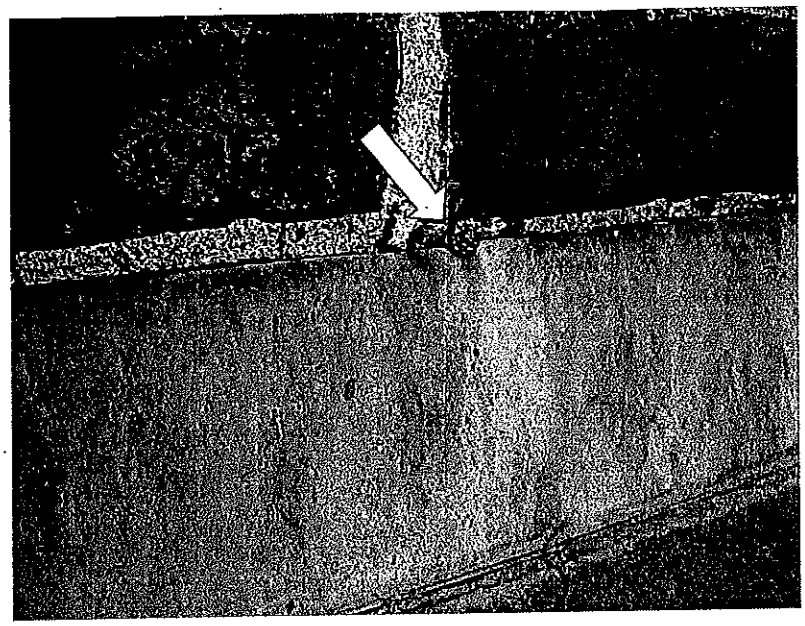
88. Photo 88 – View of the loose counter-flashing along the East elevation parapet. The loose flashing is subject to wind and weather infiltration behind the assembly. At this and other similar locations, the coping flashing was not secured to the brick.



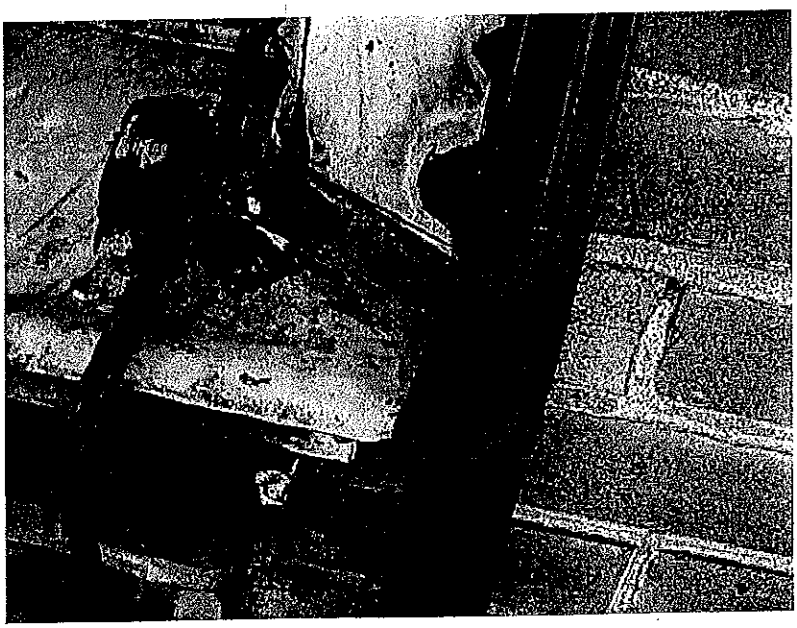
89. Photo 89 – View of the brick transition at the parapet of the Annex West elevation. The brick on the left is smaller and closely matches the Historic Old City Hall while the brick on the right is larger and darker. The mortar joint between the brick and the coping flashing has deteriorated.



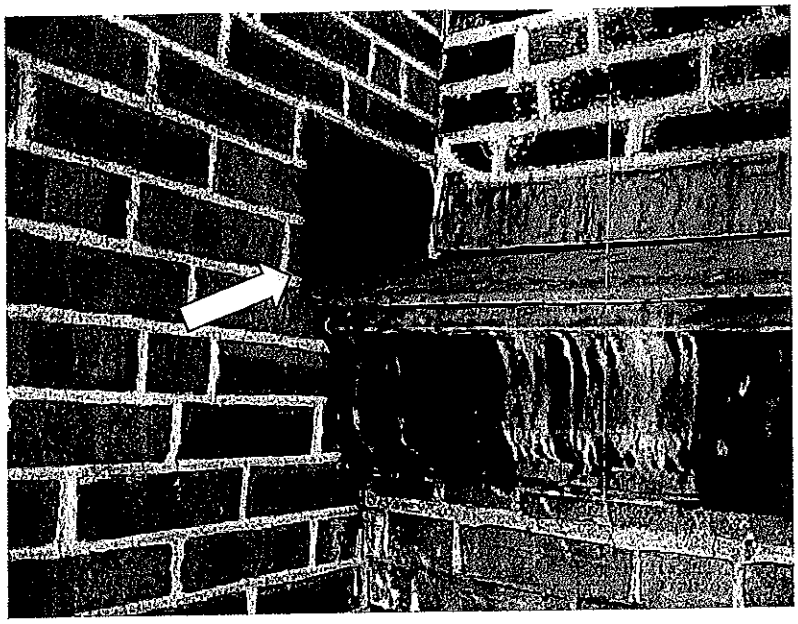
90. Photo 90 – View of the parapet at the Annex Northwest corner. Note the area of rebuilt brick (orange) and the original brick (red). Similar to the North elevation, the construction methods and materials for the rebuild area do not match the original construction. Cracks and spalls were observed in the rebuilt area.



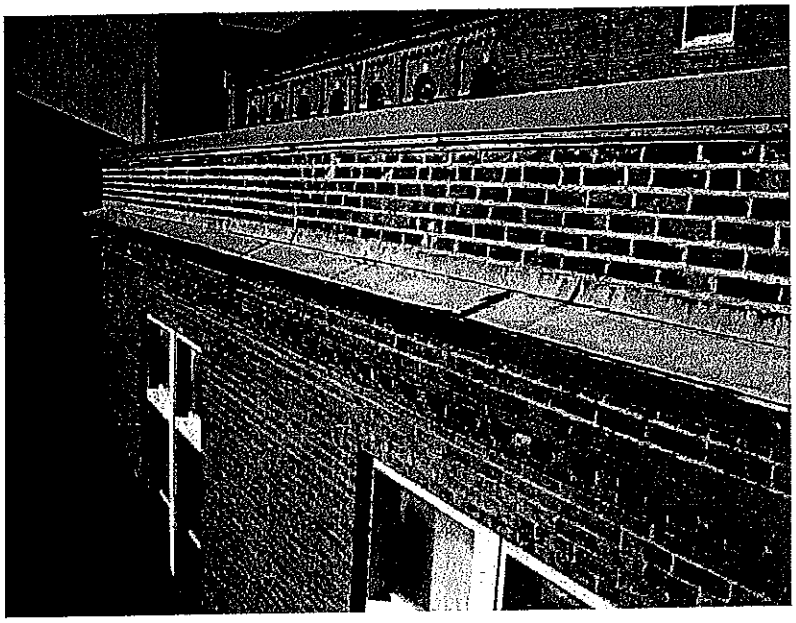
91. Photo 91 – View of the Annex parapet flashing and the steel nail embedded in the mortar joint above the flashing. This was observed on each elevation except the North, which may have been removed or embedded into the sealant. The mortar joint between the flashing and the brick has cracked and spalled in many locations around the building.



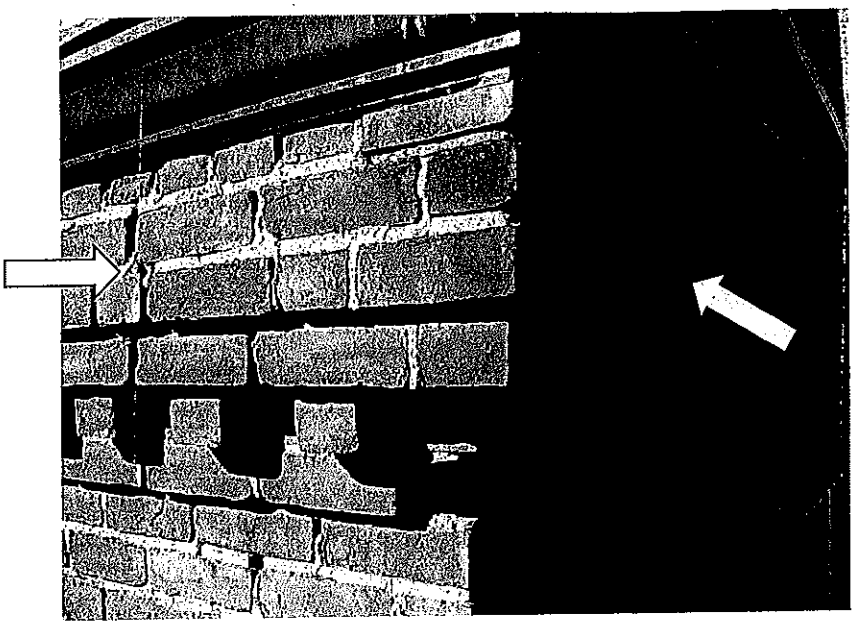
92. Photo 92 – View of the cracked copper cornice flashing where the two story low roof meets the rising wall along the East Annex elevation.



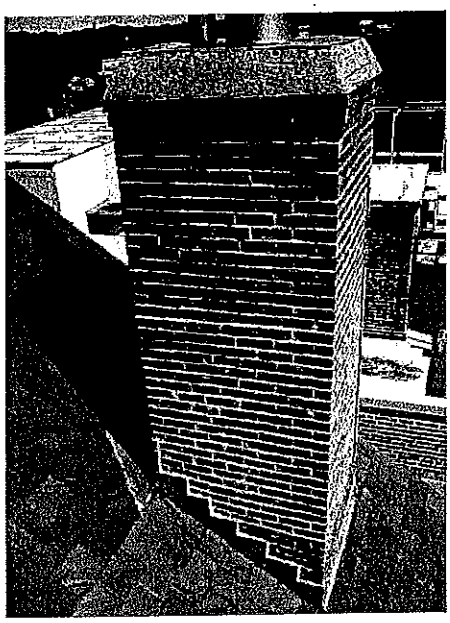
93. Photo 93 – View of the Annex parapet high roof cornice flashing abutting the rising duct shaft. Note the flashing seams against the brick are open to water infiltration. Sealant has been applied to the inside corner.

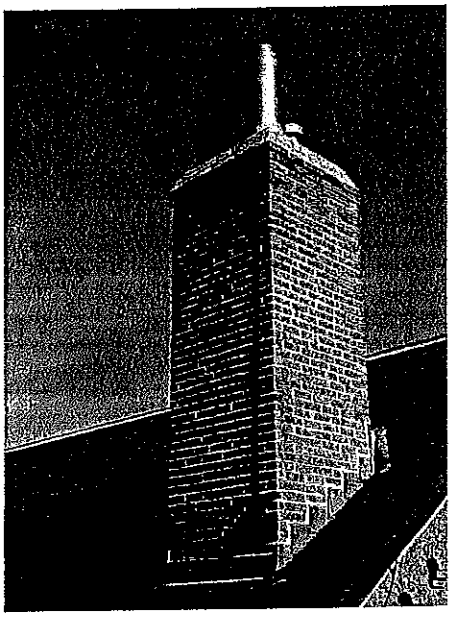


94. Photo 94 – View of the Annex South elevation of the two story wing. The soldered parapet cornice flashing seams have split and are open.

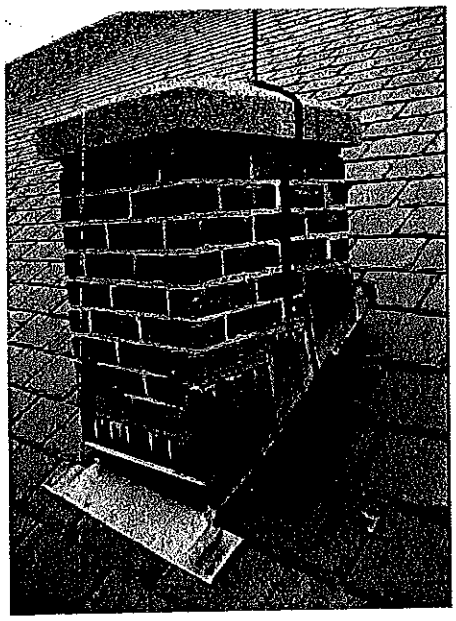


95. Photo 95 – View of the Southeast corner of the Annex two story wing. The projected brick above the corbels and dentils has a step crack on both the East and South elevations.



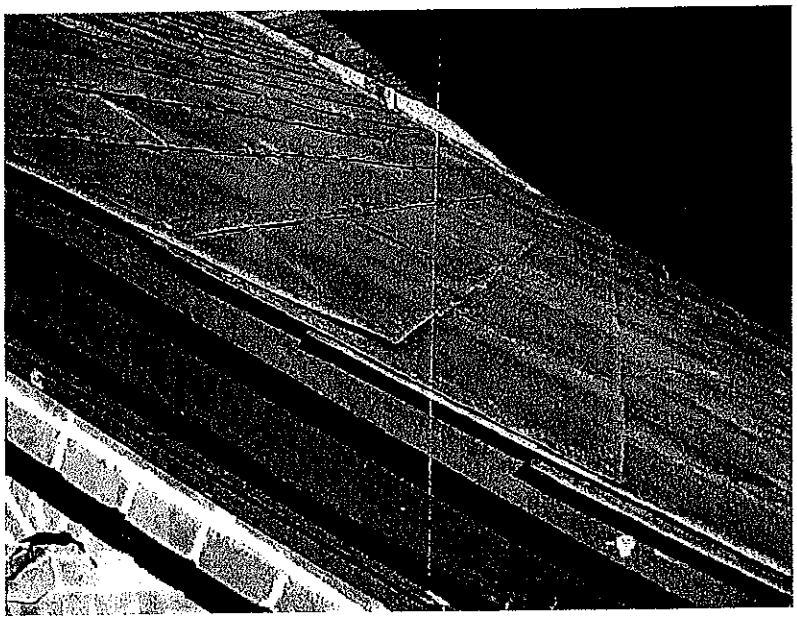


96. Photos 96a and 96b – Views of the historic chimney at the Southeast end of the Old City Hall roof. Some areas of the brick appear to have been repaired while other areas, particularly near the cap. The mortar joints on these areas are weathered, cracked and require repointing. The cap is cracked and the sheet metal flashing on top is not secured to the cap.

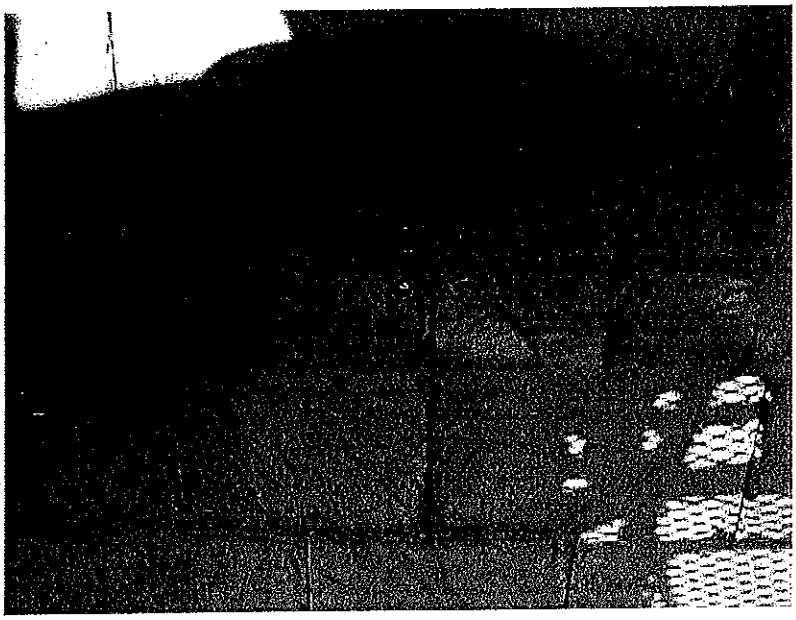


97. Photo 97 – View of the small historic smaller chimney on the North side of the Old City Hall roof. The mortar is in poor condition on each face and there are a few spalled brick. The concrete cap is cracked at the inside corners.

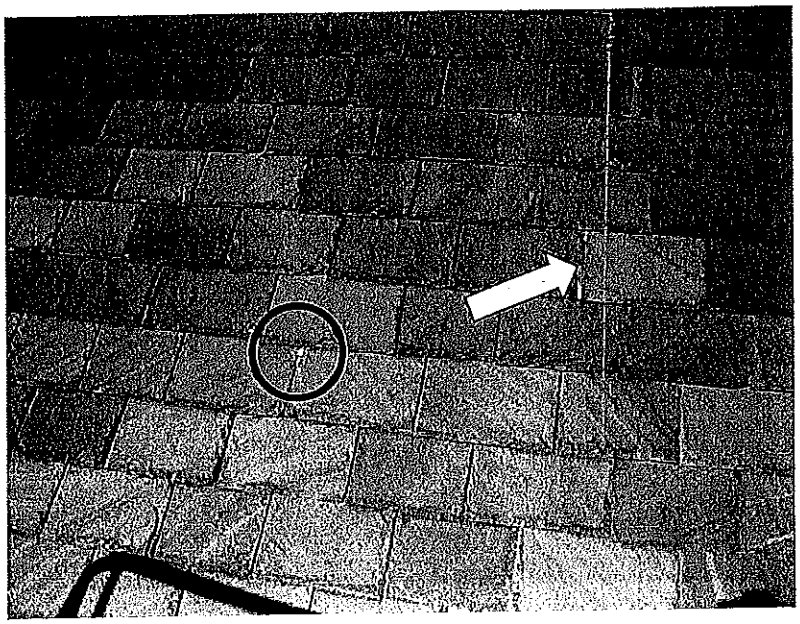
98. Photo 98 – View looking West along the South elevation of the Old City Hall slate roof. The slate shingle covering was in a serviceable condition. In addition to chipped slates, numerous bib flashings were observed.



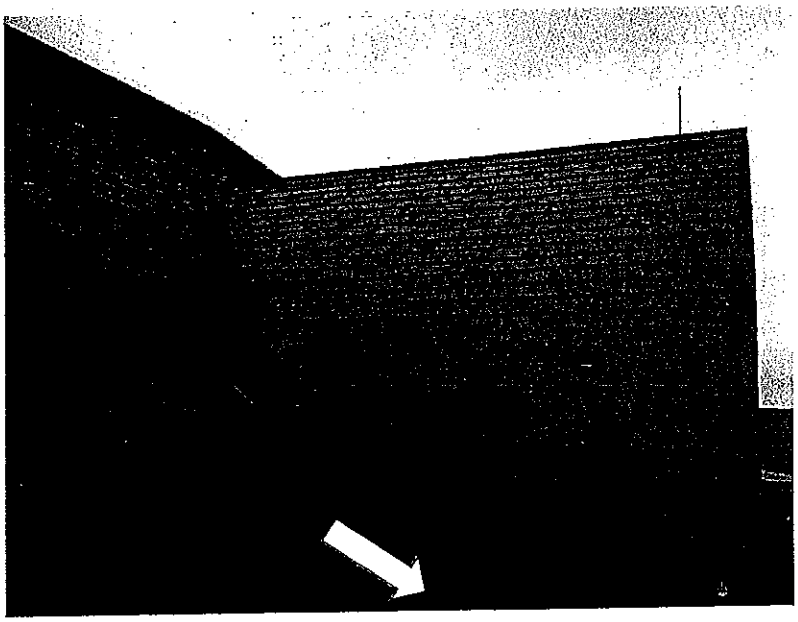
99. Photo 99 – View of the slate length and head lap along the Southwest rake of the Old City Hall. The gable roof and valley flashing down to the Tower are in the background.



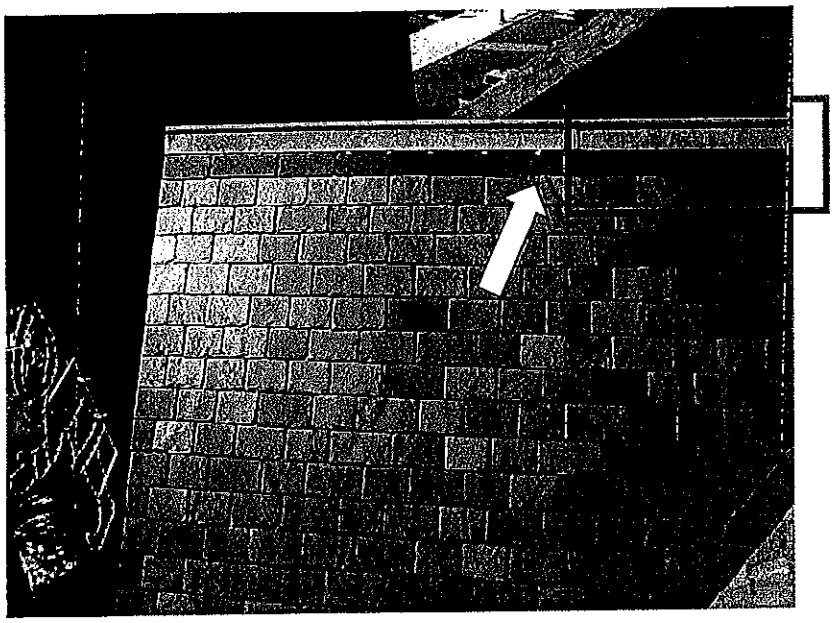
100. Photo 100 – On the South elevation, a broken slate provided information on the type and location of the nails to fasten the slate. The nails observed were copper and were set flush with the top of the slate within the nail depression.



101. Photo 101 – View of two flashing bibs within the field of the Old City Hall South elevation. At the arrow, the copper flashing bib is evident between the slate. The punched slate for the nail heads that are flashed over with the bib flashing is noted within the circle. While these are not considered defects, they are indicative of previous slate removal and installation.



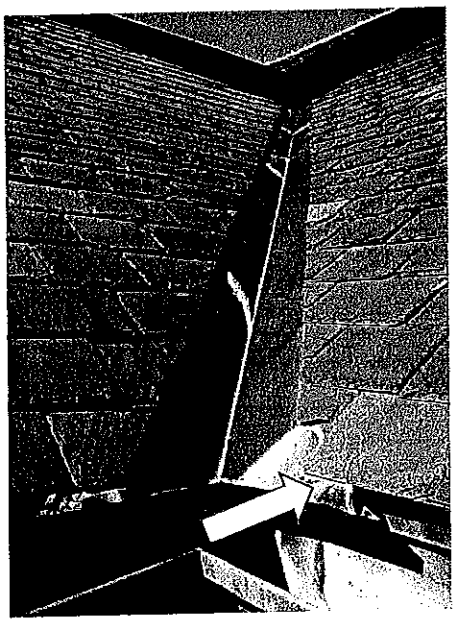
102. Photo 102 – View of the North gable roof. A chipped slate is noted. Also note the damaged and / or missing pad style snow guards.



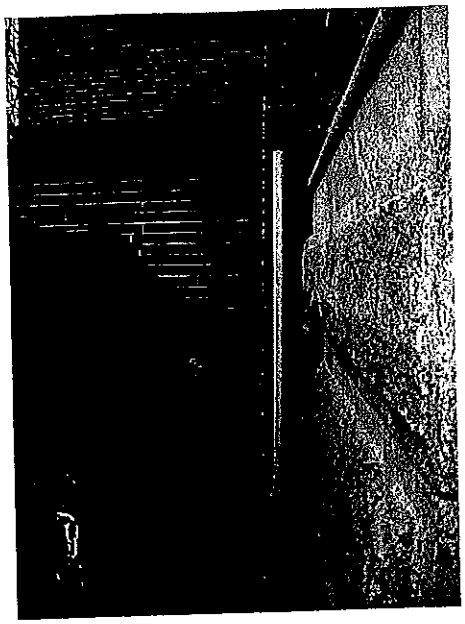
103. Photo 103 – View of the South gable roof. The loose slate abutting the ridge are denoted with the arrow and the slate with the missing Dutchmen nail flashing straps are captured in the rectangle. Both of these same condition were observed along the main roof ridge, the North gable roof, and the Tower gable roof.

104. Photo 104 – View toward the eave of the Old City Hall South elevation. The demarked locations indicate replacement slate. These slate have brown veins and in some instances are smaller than the original black slate. Note the frequency of missing pad style snow guards that have broken off. The remaining snow guards are damaged.

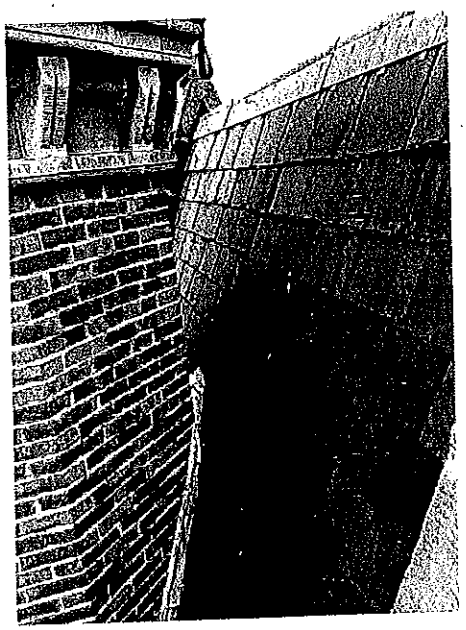
105. Photo 105 – View of a significant number of either missing or damaged pad style snow guards along the eave of the North elevation roof. Also note the amount of slate debris and broken snow guards in the gutter.

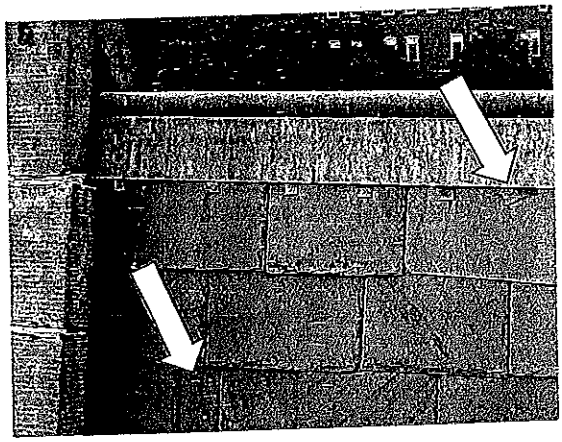


106. Photo 106 – View of the Southeast valley between the gable and main roofs. There were numerous bib flashings along the open valley flashing which can be attributed to replacing slate that may have been damaged from the accumulation of snow and ice. A broken slate was observed at the end of the valley. The crease along the flashing is deteriorating at a faster rate than the remainder of the copper. At some locations, the bottom edges have worn through the surface of the copper.

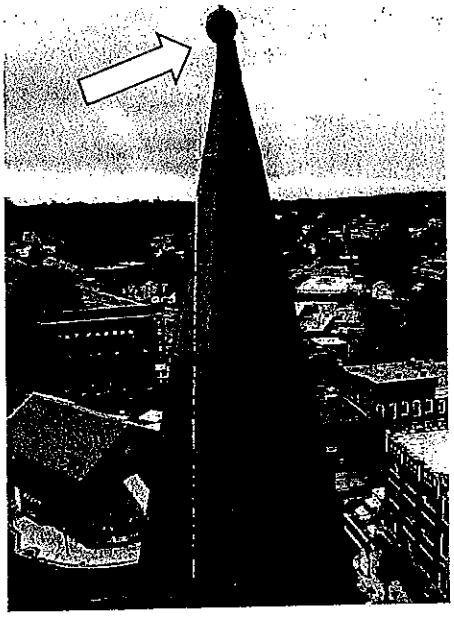


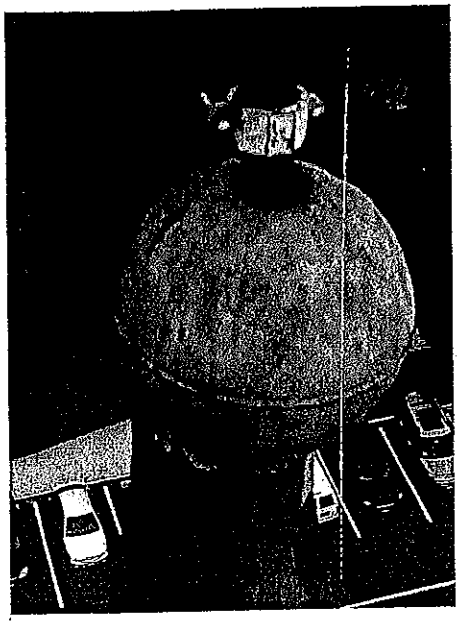
107. Photo 107 – View of the white aluminum corrugated downspout at the Old City Hall basement entrance roof. The aluminum downspout is connected to a copper gutter. The two dissimilar materials will result in an electrolytic reaction.



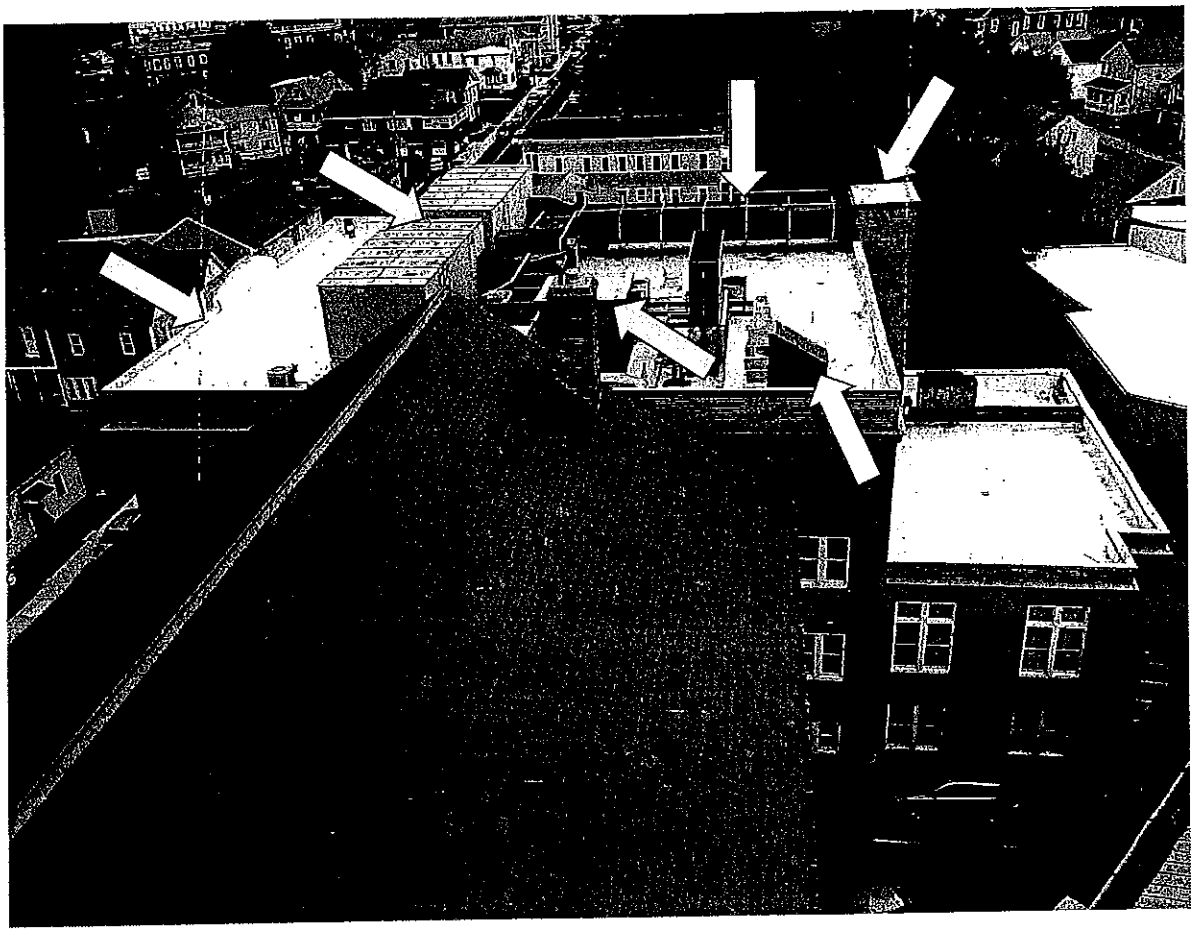


108. Photos 108a and 108b – View of the North (right) and South (left) elevation of the Tower gable roof. On the South elevation, the roof to rising wall flashing can be observed while a missing slate on the North elevation is noted. A loose slate abutting the ridge with a loose Dutchman nail flashing strap is also noted.



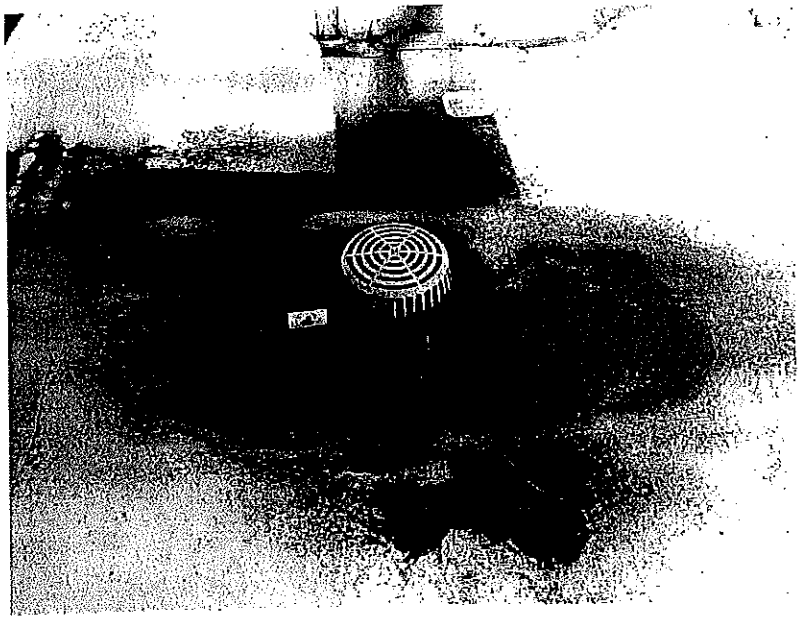


109. Photos 109a and 109b – Views of the Tower eight sided spire consisting of flat lock copper panels. As noted in the left photo, the copper cap that intersects the bottom globe of the weathervane is cracked and the sealant between the cap and the globe has cracked and lost adhesion. It is unknown if the cap to steel post are flashed. As is evident in the right photo the post and globe are not flashed to provide a weather tight condition.

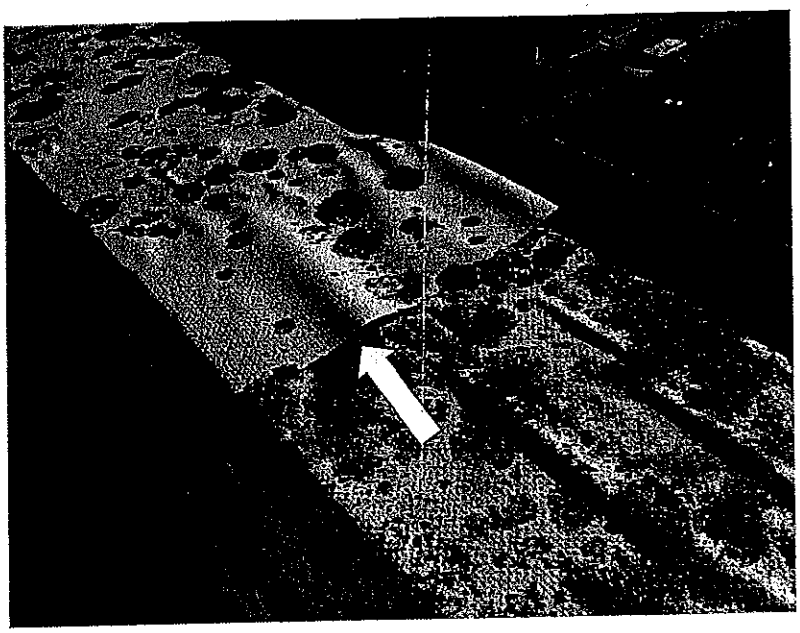


110. Photo 110 – View of the Old City Hall roof in the foreground and the white thermoplastic roof on the Annex in the background. A few items of note. First the elevated ducts are wrapped in black elastomeric (EPDM) roof membrane. Second, the roof top units have a standing seam metal roof. Third, the inside face of the parapets are wrapped with the thermoplastic roof membrane. The roofs for the duct shaft and the elevator tower also have the thermoplastic roof membrane. The sloped roof is the asbestos shingle tile roof noted earlier in the report.

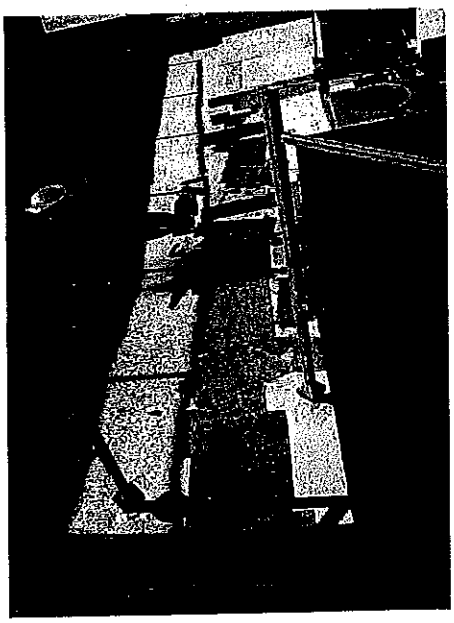
111. Photo 111 – View of the debris and organic growth on the Annex high roof between a parapet and a roof top unit curb.

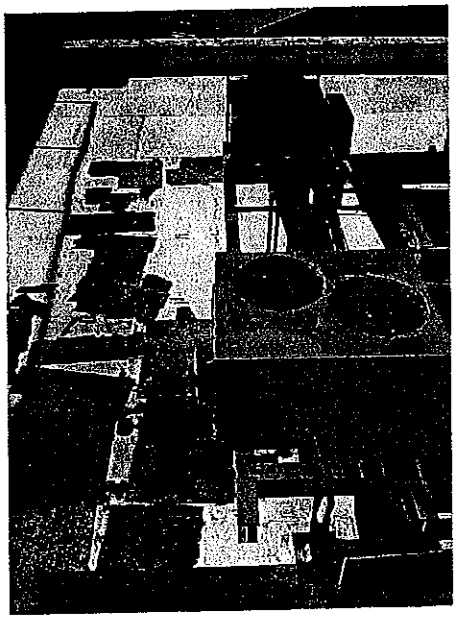


112. Photo 112 – View of debris and ponded water around a roof drain on the high roof.

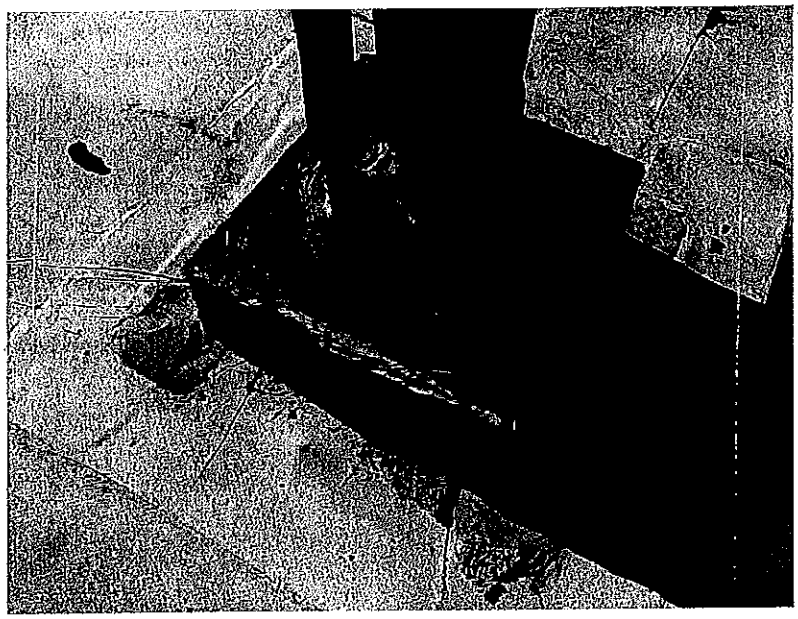


113. Photo 113 – View of the lichen growth on the roof membrane wrapped over the top and flashed over the parapet cap metal flashing. Note the wrinkles and open seam at the end lap.

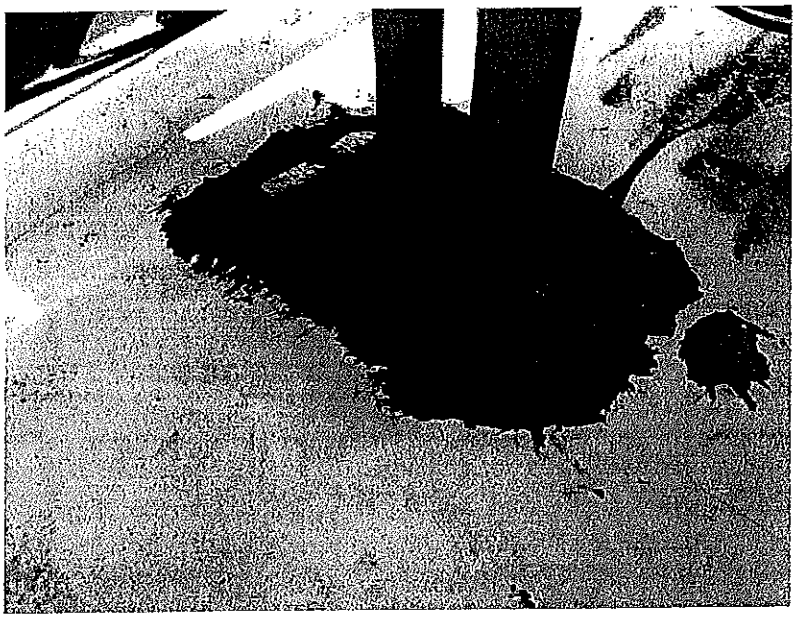




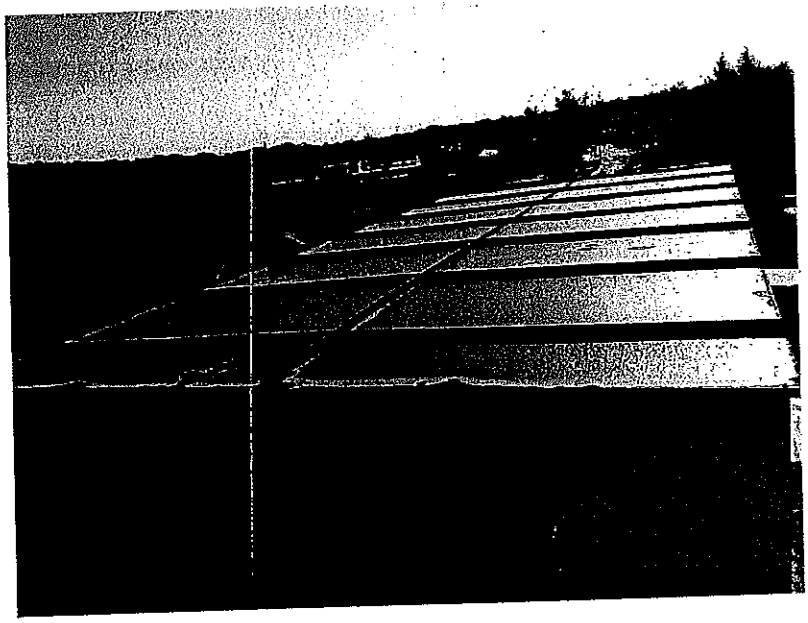
114. Photo 114a and 114b – Views of the deteriorated walkway pads on the Annex high roof.



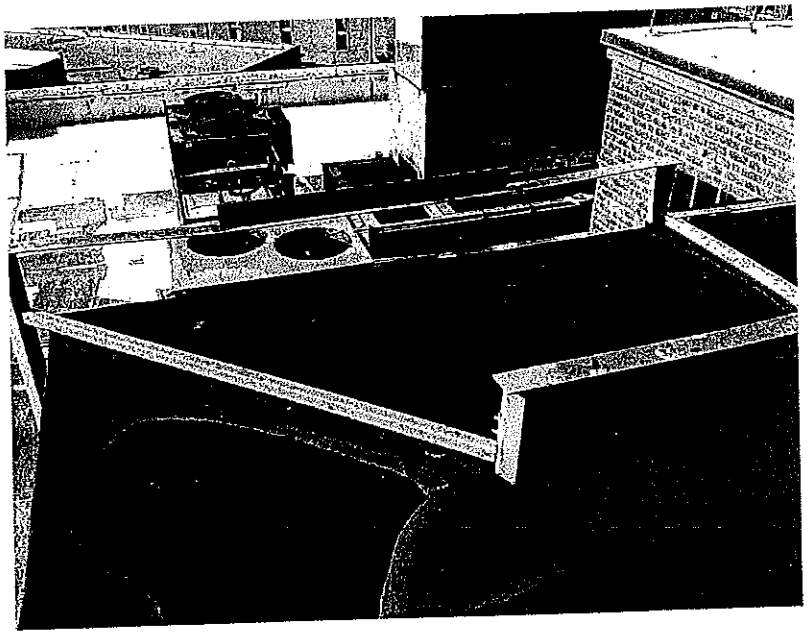
115. Photo 115 – View of the large pitch pocket on the high roof that has cracks within the pourable sealer.



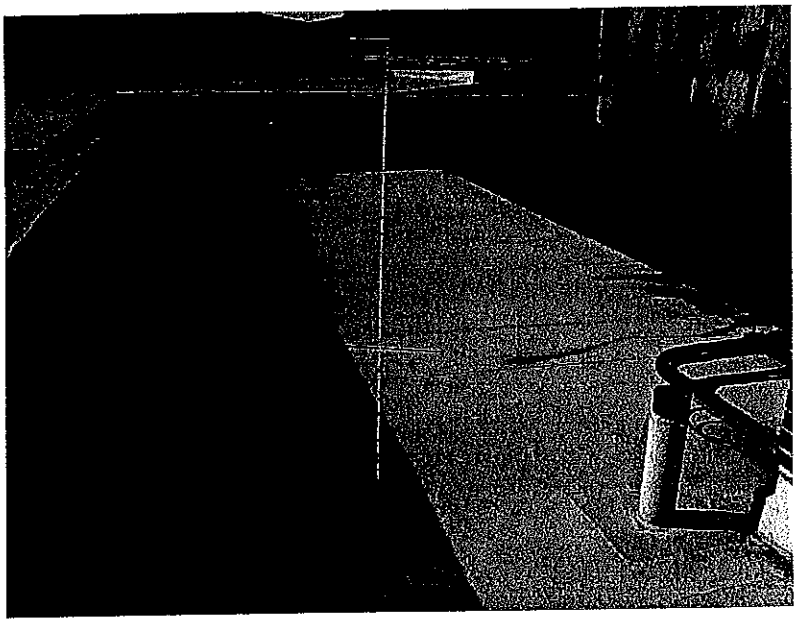
116. Photo 116 – View of the large pourable sealer that was repaired and the pourable sealed overflowed onto the roof membrane.



117. Photo 117 – View of the standing seam metal roof on the top of a roof top unit enclosure on the Annex high roof. At several locations, the paint has worn off exposing the metal to weather allowing it to rust.

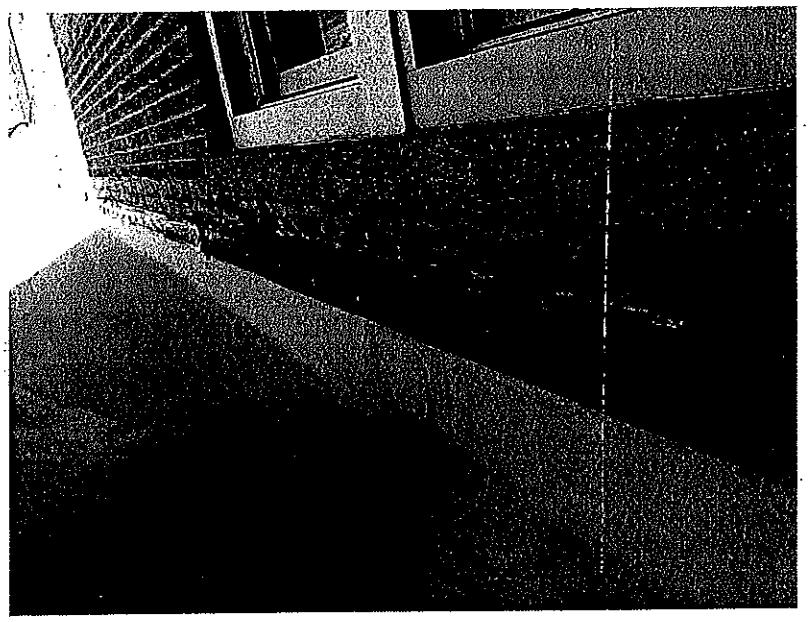


118. Photo 118 – View of the ponding water on the EPDM membrane around the elevated ducts on the Annex high roof.

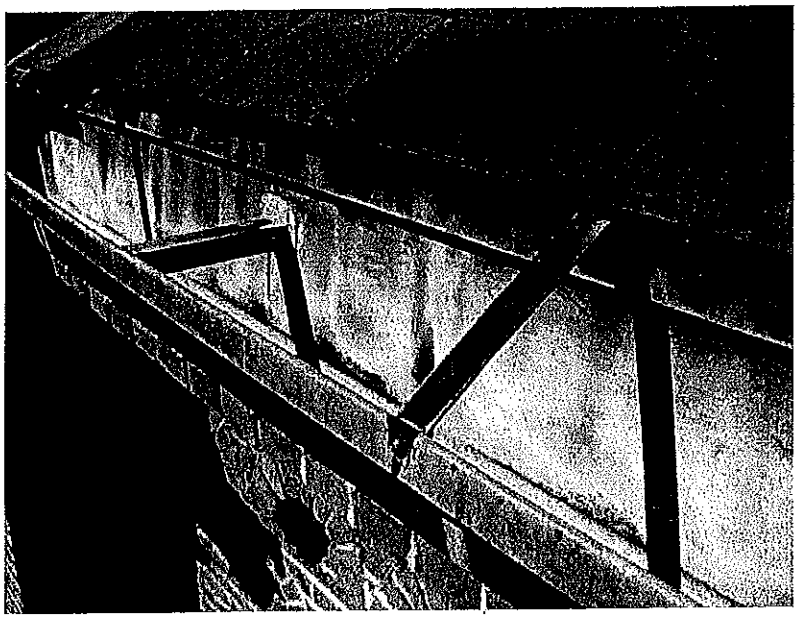


119. Photo 119 – View of the rusted steel dunnage at the Annex low roof and the membrane wrapped parapets. There is evidence of section loss on the steel dunnage.

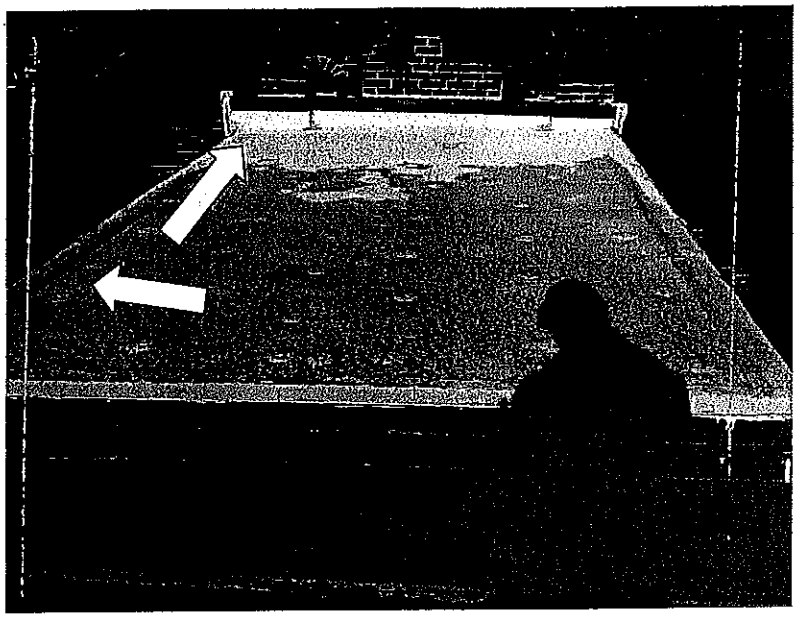
120. Photo 120 – View of the deteriorated brick at one of the steel dunnage penetrations on the rising wall between the Annex high and low roofs.



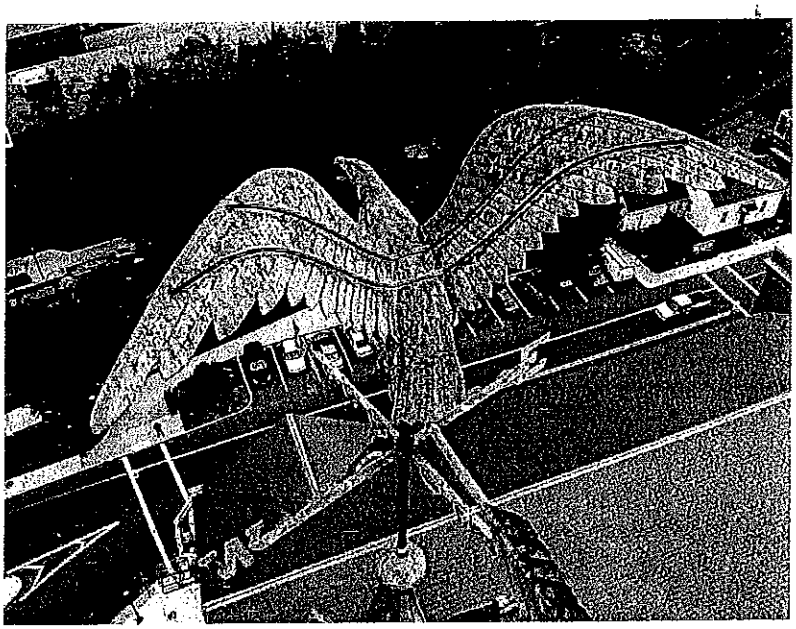
121. Photo 121 – View of the membrane mastic that remains on the rising brick wall on the South Annex elevation above the low roof.



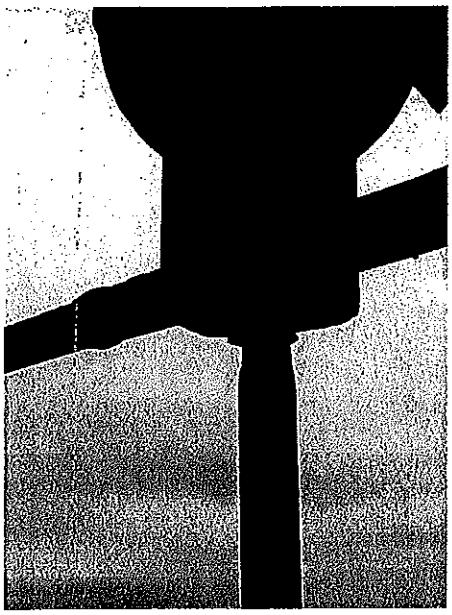
122. Photo 122 – View of the typical gutter assembly with the gutter dogs that are under the slate tiles and the spacers within the gutter body.



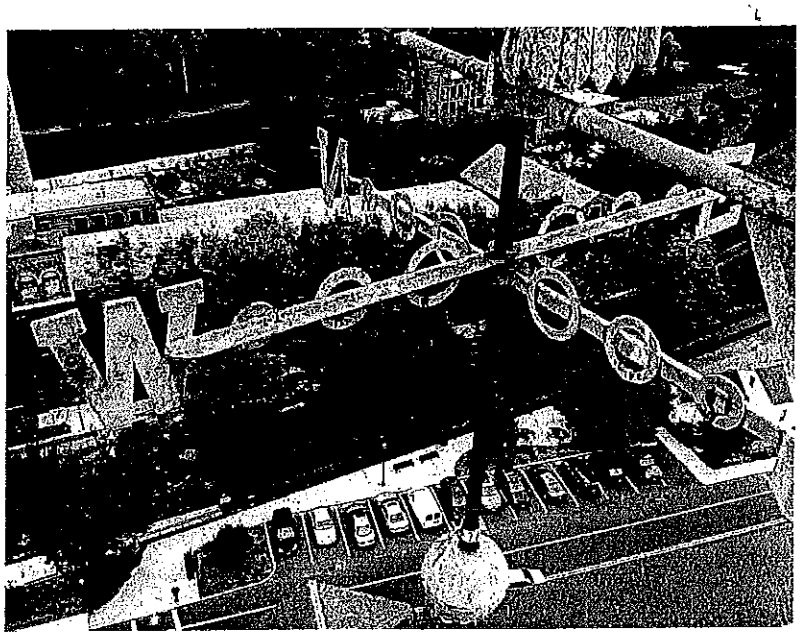
123. Photo 123 – View of the duct bridge roof membrane looking toward the Old City Hall. Similar to the Annex roofs, the roof membrane has lichen growth. Also the flashing sealants have failed along the flashing top and side edges. The roof drains to the South and to a downspout at the Southwest corner as noted.



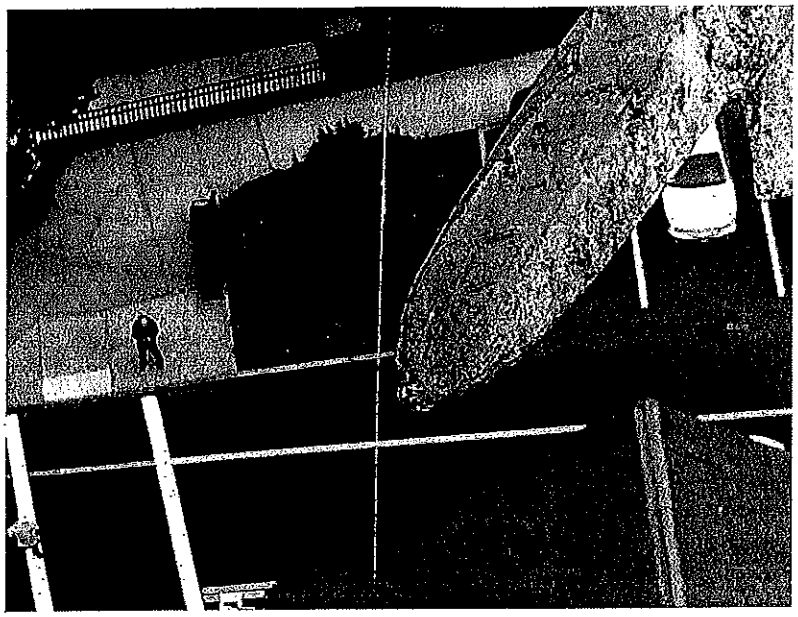
124. Photo 124 – View of the bronze eagle weathervane and the approximately 7 foot wide wing span. The eagle surmounts an upper globe, arrow and spindle assembly, the fixed directionals, and a lower globe.



125. Photo 125 – View of the weathervane post as it enters the spindle at the base of the eagle. The post has lost cross section.

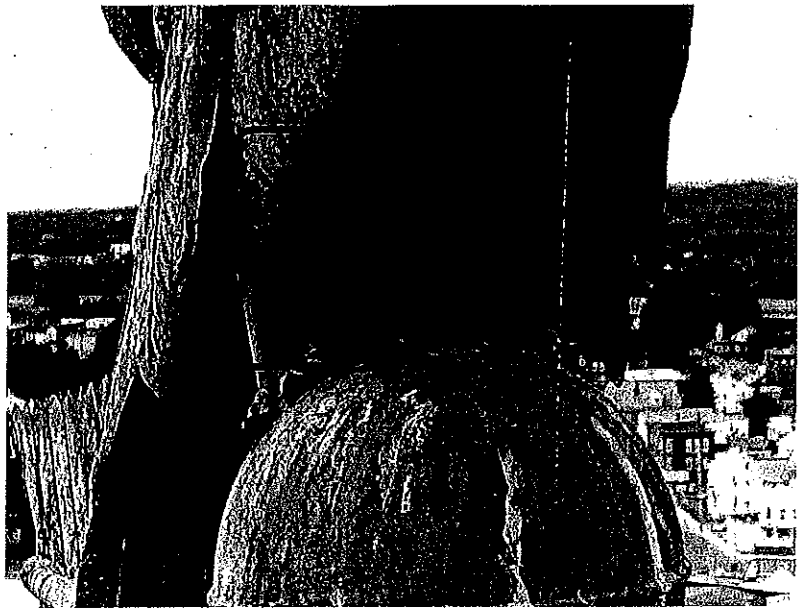


126. Photo 126 – View of the weathervane directional. The metal is in good condition other than some weathering on the directional arms and metal reaction to the post.



127. Photo 127 – View of the left eagle wing tip that has deteriorated and has a hole through the bronze.

128. Photo 128 – View of the eagle head. The right eye has a crack in the bronze material.



129. Photo – View of the eroded eagle talons and toes at the upper globe. The soldered seam has spilt on the left leg.

I:\976330\01 Evaluation\report\Appendix B - Photodoc\976330 BT Photodoc 2015 1119.docx